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POTENTIAL HOUSING DEMAND PROJECTIONS: CANADA AND THE PROVINCES 1986-2011

Prepared by

Roger D. Lewis
Research Division
Canada Mortgage and Housing Corporation

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EXECUTIVE SUMMARY

This paper describes population, household, and potential housing demand projections generated using the CMHC Potential Housing Demand Projection Model. Demand projections are derived from the projected annual increase in the total number of households (net household formation). Results, which cover the 1986-2011 period, consist of base and alternative projection series, each distinguished by a different combination of immigration, interprovincial migration, and headship rate (household formation) assumptions. The paper discusses base national results in detail, as well as the impacts of alternative projection assumptions at both national and regional levels.

Results point to the following major findings:

o After strengthening in the medium term, population growth will begin to decline in the mid 1990's despite high planned immigration levels. For the first part of the projection period however, average annual growth will exceed the averages for the 1976-81 and 1981-86 periods;

o Aging of the baby boom generation will continue to be the dominant factor shaping the population age distribution and consequently the distribution of housing demand by age group. After 1991, households headed by those under the age of forty-five will account for less than twenty percent of the total increase in households, and after the turn of the century, their numbers will decrease absolutely.

o Household formation will be relatively strong and stable up until 1996, after which it will fall. Despite the long-run drop, household formation will consistently exceed levels for the 1981 to 1986 period, when economic circumstances negatively affected household formation by the young, but it will fall short of the high levels of the 1970's, when the baby boom group began to form households;

o Expected changes in household formation mean that potential housing demand will eventually decline after a period of stability ending in the

mid-1990's. The composition of this demand will change over time as the age structure of the population changes. Up to 1996, an increasing fraction will come from owner households. Then, following a leveling off, demand will come increasingly from renter households;

- Projected demand for different dwelling types will mirror the pattern for owners and renters, with single detached homes rising and then falling as a fraction of potential demand and the reverse pattern for apartments;
- The level of immigration will have a significant impact on potential housing demand. On one hand, levels much below current government targets would likely produce continuously declining population growth and potential housing demand. On the other, higher-than-planned immigration could postpone the eventual long-run decline in demand until the turn of the century, and even then, demand would remain strong for the balance of the projection period.
- Because of the uneven distribution of immigrants across the country, the regional impacts of immigration will be more pronounced in the four largest provinces - Quebec, Ontario, Alberta, and British Columbia - than elsewhere in Canada.
- Population movement between provinces - interprovincial migration - will also contribute significantly to regional potential housing demand. At present, the balance has swung in favour of the West. In the past, these flows have tended to alternate between the West and the central provinces.
- The populations of Ontario, British Columbia, and the territories will increase as proportions of the total population of Canada. If current interprovincial migration trends persist, Alberta will also increase its share of the national population. However, under an alternative assumption, featuring a return to heavier migration to central Canada, Alberta's population share would shrink.

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SECTION 1 INTRODUCTION

Through the remainder of this century and into the next, demographic developments will be crucial determinants of the level, composition, and location of housing demand in Canada. Population growth, a changing age structure, and shifts in the propensity of the population to form households all influence growth in the total number of households, as well as the types of households formed. Since households by definition require housing, the increase in the total number of households provides an indication of the number of additional dwelling units required; moreover, the characteristics of those households, such as the age of the household head and household composition, strongly influence the type of housing demanded. Although the propensity to form households reflects a variety of social factors, such as trends in marriage, divorce, and living arrangements, it also reflects the economic climate, particularly factors related to housing affordability.

Within Canada, demand will be concentrated in areas with higher than average rates of population growth, largely a result of migration inflows. In turn, the pattern of population movement will be a function of the relative economic health of particular regions, international developments promoting or retarding emigration to Canada, the tendency among immigrants to concentrate in the most populous provinces, and official government immigration policy. With respect to the latter, the federal government announced new target immigration levels in the fall of 1990, levels which, if attained, will mean a significant rise in immigration. In general, migration patterns have been volatile in the past, benefiting certain provinces for a time and then shifting in favour of others.

In recognition of the link between population change on the one hand and household growth and housing demand on the other, the Research Division of Canada Mortgage and Housing Corporation (CMHC) developed the prototype Potential Housing Demand (PHD) Projection Model, which uses a set of demographic inputs to generate population, household, and potential housing demand projections. The model was used to produce projections of potential housing demand for Canada and the provinces for the 1986 to 2011 period. Projections are based on the expected increase in the total number of households, typically the major source of demand, but do not consider other factors that also affect the requirement for new dwelling units. These would include the need to replace units lost through demolition and abandonment, to adjust for units lost or gained through conversions between residential and non-residential uses, and to allow for a normal level of vacant units.[1] Projections provide a long-run perspective on the demographic trends underlying housing demand without attempting to capture cyclical short-run variation resulting from such factors as volatility in interest rates, housing prices, and economic growth.

1.1 Alternative Scenarios

The PHD model produces population, household, and potential housing demand projections. To do so, it requires specific assumptions describing the future course of a series of demographic variables, such as fertility rates, migration patterns, household formation, and so on. Owing to the difficulty of projecting migration flows and household formation behaviour, a set of six alternative projections was developed. Detailed assumptions and methodologies underlying these projections are discussed in Section 4. For the moment, it is sufficient to state that they differ only in their immigration, interprovincial migration (those leaving one province for another), and headship rate (household formation) assumptions. Projection series were generated using six combinations of these assumptions (Table 1.1). The series were intended to describe the most likely range of future developments, rather than the complete range of possible events.

Two interprovincial migration and three immigration assumptions were used. One interprovincial migration pattern favours the central provinces and the other the West. Low, medium, and high immigration scenarios were also developed. The medium assumption, under which immigration reaches 250,000 per year, is consistent with current official target immigration levels. Under the low assumption, immigration remains constant at 200,000 per year (roughly the current level), and under the high assumption, it eventually reaches 300,000 per year. Projections were generated using four of the six possible combinations of these interprovincial and immigration assumptions. The western interprovincial migration scenario was combined with each of the three immigration assumptions and the central interprovincial scenario with the medium immigration assumption (Table 1.1). Since recent trends towards heavier migration to British Columbia and Alberta and smaller inflows into Ontario indicated that the western interprovincial migration pattern was likely to come closer to actual developments than the central (in the short-run at least), it was chosen as the base interprovincial migration assumption and used in all but one of the projection series.[2]

For headship rates, low, medium, and high scenarios were developed. They embody different assumptions about the propensity of the population to form households. Under the high scenario, individuals in a given population would form more households than the same population under either the low or medium scenarios.

Table 1.1 - Summary of Alternative Projection Series

Projection #	ASSUMPTIONS ---------Migration--------- Interprovincial/Immigration	Headship Rates
1 (low)	Western/Low	Low
2 (low imm.)	Western/Low	Medium
3 (base)	Western/Medium	Medium
4 (high imm.)	Western/High	Medium
5 (high)	Western/High	High
6 (central)	Central/Medium	Medium

Table 1.1 summarizes the distinguishing features of each of the six projections. From among the six alternative series, one (number 3) was chosen as a base (or reference) scenario since it combines the more likely western interprovincial migration scenario with medium immigration and headship assumptions; moreover, the medium immigration assumption has the additional appeal of being consistent with recently announced official immigration targets.

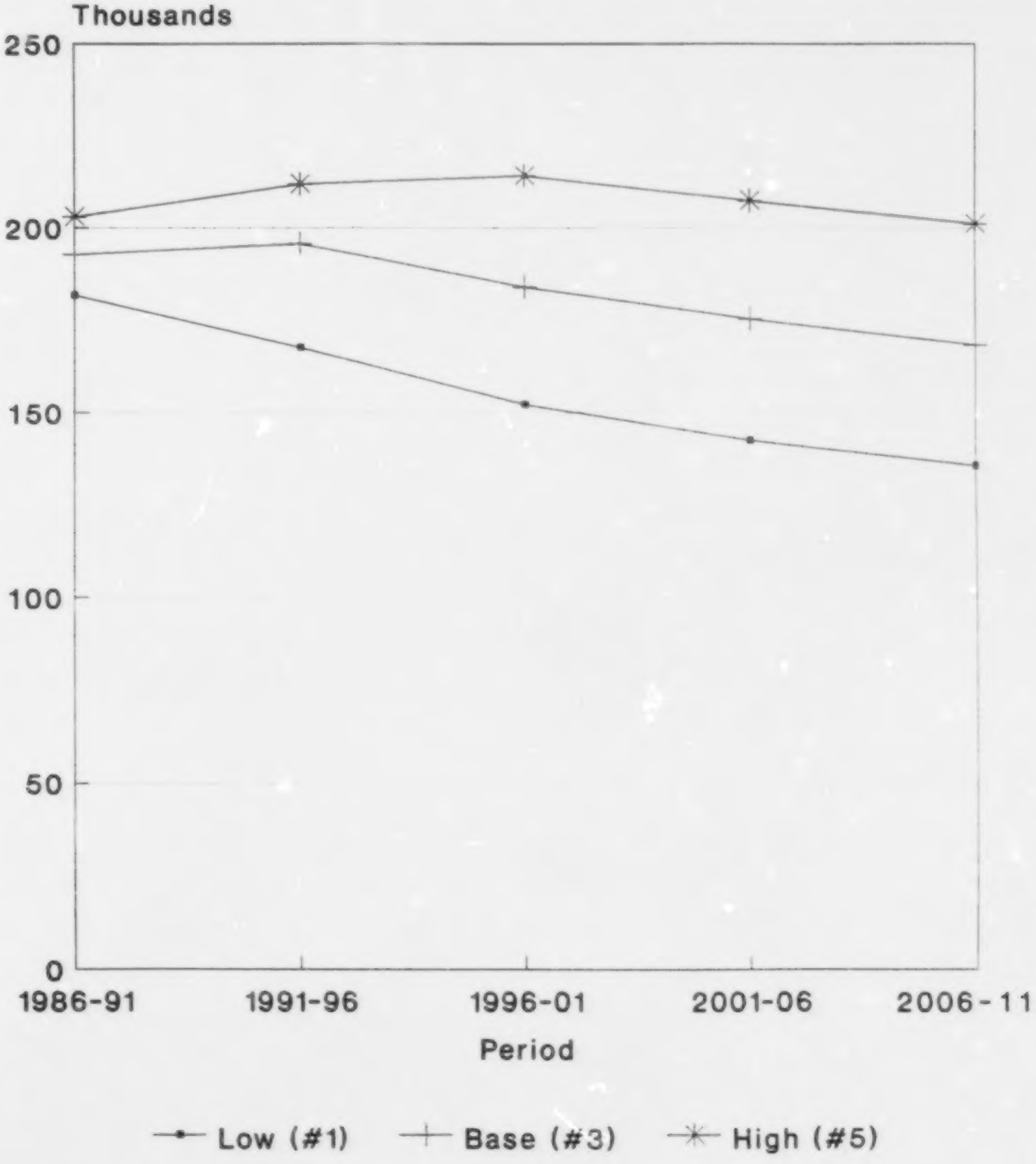
The rationale for the five alternative projection series is the following. Series 2 and 4, which substitute low and high immigration assumptions for the medium assumption, permit comparisons of the effects of different immigration levels, since all other assumptions are identical to those used for the reference projection. Series 1 and 5 represent low and high scenarios respectively since they combine extreme immigration and headship rate assumptions with the base western interprovincial migration scenario. Finally, series 6, which substitutes the central interprovincial migration scenario for the western, provides an example of the effect that changes in interprovincial migration can have on potential housing demand.

Designation of a reference projection does not imply an unqualified endorsement, but rather a judgement that it represents the most likely of the alternatives given current circumstances - a convenient reference point. All projections are conditional upon and only as good as their assumptions. As Section 2 should make clear, recent migration and household formation patterns have not been stable. Given the uncertainty inherent in making projections, alternative projection series provide a useful range of results for comparison to the base projection. As indicated above, the range in this case covers the most likely variation, rather than the complete spectrum from absolute low to absolute high.

1.2 Projection Range

The low and high projections (series 1 and 5) define the projection range. Table 1.2 and Figure 1.1 display low, base, and high potential housing demand projections for Canada. Although potential demand eventually falls in all three cases, the temporal pattern is quite different in each. According to the base projection, potential demand will climb from an initial average of 193,000 between 1986 and 1991 to 196,000 in the first half of the 1990's, after which it will drop to 168,000 by the 2006-11 period.[3] By contrast, under the low scenario, potential demand drops continuously throughout the projection period, from an initial average of 182,000 to 136,000 during the 2006-11 period. In the high projection, demand remains above 200,000 per year and does not begin to fall until after the turn of the century. These figures represent the average annual increase in the number of households projected for each five year period. Added to the

FIG. 1.1 - POTENTIAL HOUSING DEMAND
Canada, 1986-2011, Three Scenarios



nearly 9 million households identified by the 1986 census, these increases mean that the total number of households in Canada will range from 12.9 to 14.2 million by 2011.

Table 1.2 - Potential Housing Demand & Total Households, Canada, 1986-2011

	PROJECTION		
	Low(#1)	Base(#3)	High(#5)
Period	(Average Annual Potential Demand)		
1986-91	181,900	192,800	203,100
1991-96	167,600	195,700	212,000
1996-01	152,200	184,100	214,200
2001-06	142,500	175,300	207,500
2006-11	135,500	168,300	201,200
Year	(Total Households - Thousands)		
1986	8,991.7	8,991.7	8,991.7
1991	9,900.9	9,955.3	10,006.9
1996	10,738.9	10,934.0	11,066.8
2001	11,500.0	11,854.6	12,137.7
2006	12,212.4	12,731.0	13,175.4
2011	12,890.1	13,572.5	14,181.6

Source: Statistics Canada census crosstabulations and CMHC projections.

1.3 Summary of Paper

From the range of demand projected, we move in Section 2 to a detailed description of the base projection. Of special interest are factors underlying the time path of projected demand, particularly those contributing to long-run declines, among them fluctuations in population growth and changes in the age structure of the population. Section 3 then describes national and regional impacts of alternative immigration and interprovincial migration assumptions (projections 2, 4, and 6). Detailed data for all six projections are included in the appendix tables, which follow the discussion of projection inputs in Section 4.

SECTION 2 BASE PROJECTION RESULTS

2.1 Introduction

Net household formation - the annual change in the total number of households projected - is at the core of potential housing demand projections. While other factors not considered here, such as replacement of units lost from the housing stock (net replacement demand) and allowance for a normal level of vacant units, also affect the requirement for new dwelling units, household growth is typically the major source of housing demand.[4] The projected growth in the number of households represents a potential source of housing demand, one that will be expressed if economic and housing market conditions are sufficiently favourable. One obvious constraint is that there must be enough housing stock available to accommodate the greater number of households. More likely however is the situation where tight markets, high housing costs, and economic downturns force some individuals and families to reconsider forming their own separate households in favour of other options, such as remaining with or moving in with relatives, "doubling up" with other families, finding roommates, and so on. As we will see, something along these lines seems to have occurred in Canada between 1981 and 1986.

Since households are composed of individuals, the starting point for household projections is the projected population. Then, once the likely household formation behaviour of this population is established, the composition of the resultant potential demand can be projected through linking household characteristics - such as the age of the household head and whether or not the members compose a family - to specific tenure and dwelling type choices. This section, which focusses exclusively on the base projection, discusses, in order, population growth, household growth, and the tenure and dwelling type composition of potential demand.

2.2 Population Change: The Greying of the Baby Boom

Between 1956 and 1986, the population of Canada grew at a declining rate. High rates of population growth resulting from the baby boom, the term given to the surge in births that followed World War II, gave way to declining fertility and decelerating growth. Table 2.1 summarizes actual and projected Canadian population from 1946 to 2011. The baby boom, which peaked in 1959 and lasted until the middle of the 1960's, pushed annual population growth rates well above 2 percent in the 1950's and the first half of the 1960's, but since then, growth has declined by two thirds. According to CMHC projections, the trend towards slower population growth will reverse temporarily until the mid 1990's, when growth rates will again begin to drop. Growth will peak in the 1991-96 period at a level comparable to that of 1971-76 and well above that of 1981-86.[5] What explains this temporary reversal of the long-term slide in population growth?

Table 2.1 - Historical & Projected Population Growth, Canada

Year	Population in 1000's	5 Year Compound Annual Growth Rate (%)
1946	12,292.0	1.33%
1951	14,009.4	2.65%
1956	16,080.8	2.80%
1961	18,238.2	2.55%
1966	20,014.9	1.88%
1971	21,568.3	1.51%
1976	22,992.6	1.29%
1981	24,343.2	1.15%
1986	25,309.3	.78%
1991	26,928.8	1.25%
1996	28,753.1	1.32%
2001	30,436.0	1.14%
2006	31,984.0	1.00%
2011	33,428.7	.89%

Source: Statistics Canada, Catalogue 91-210 (1946-66); Statistics Canada census crosstabulations (1971-86); and CMHC projections.

The answer is immigration. Both planned and actual immigration levels have risen substantially in recent years. Between 1976 and 1986, immigration to Canada averaged just under 110,000 per year. Immigration has risen since then to over 212,000 in 1990.[6] In line with current government targets, projections call for a further rise to 250,000 per year by the early 1990's. As Figure 2.1 shows, this is a very high level by historical standards but not out of line with the recent trend.

FIG. 2.1-ACTUAL & PROJECTED IMMIGRATION
Canada, 1966-2011

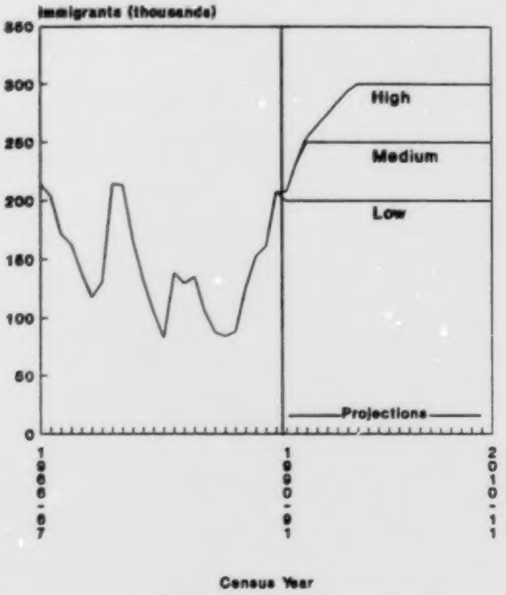
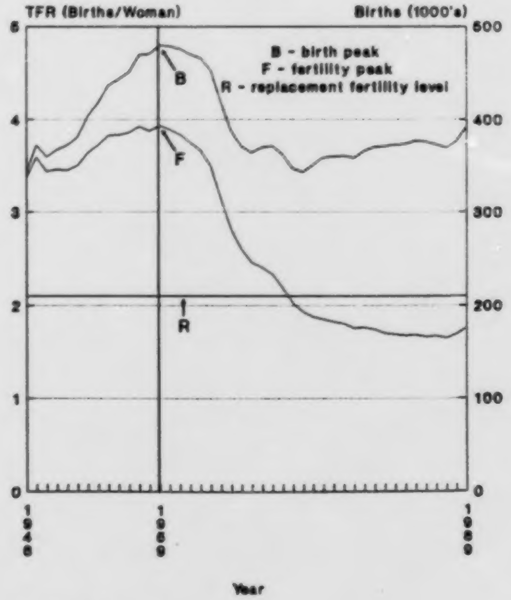


FIG. 2.2-BIRTHS AND TOTAL FERTILITY RATE
Canada, 1946-1989



TFR = total fertility rate

Although high immigration levels will boost population growth initially, they will not be sufficient to sustain higher growth over the long term. Beginning in the mid-1990's, the long-run pattern of declining growth will reassert itself. Three factors are behind the persistence of this decline: the passing of the baby boom generation out of the childbearing years, an aging population, and relatively low fertility. The first two are related features of the population age distribution.

Regardless of the growth rate of the population as a whole, individual age groups can grow and shrink dramatically with the arrival and subsequent exit of particular birth groups. This is especially true of the baby boom group, those born between 1946 and the mid-1960's, whose passage has left and will continue to leave an indelible imprint on the age structure of the Canadian population. The boom peaked in 1959 when the total fertility rate approached four births per woman (Figure 2.2).[7] Since then, fertility rates have declined considerably and, despite recent moderate increases, remain well below baby boom levels.

Table 2.2 and Figure 2.3 describe the age distribution of Canadian population from 1971 to 2011, and Table 2.3 presents actual and projected percent changes in population by age group. In the 1970's, the baby boom noticeably increased the size of the 25-34 age group, the principal household forming group. In the 1980's, the leading edge of the boom penetrated the 35-44 age group with the same effect. By 2011, the oldest baby boomers will be poised to become senior citizens. For every age group, the pattern is the same: the arrival of the first baby boomers swells the size of the group, and the departure of the last of them shrinks it. Of particular interest, Table 2.3 shows all of the child bearing (15-24, 25-34, 35-44) age groups experiencing negative growth after the last baby boomers leave.

The movement of the baby boom out of the child bearing years in combination with a continuation of current low fertility rates will lead to a reduction in births. After dropping steadily since 1959, the peak of the baby boom, the total fertility rate reached 1.66 births per woman in 1987. Since then, it has risen moderately to 1.77 births per woman, still well below the replacement level of 2.1 necessary to sustain the population in

Table 2.2 - Population by Age, Canada, 1971-2011
(Age Group as Percent of Total)

Age Group	1971	1981	1991	2001	2011
<15	29.6%	22.5%	20.8%	19.3%	17.5%
15-24	18.6%	19.1%	14.2%	13.2%	12.8%
25-34	13.4%	17.3%	17.7%	14.2%	13.4%
35-44	11.7%	12.2%	15.9%	16.3%	13.6%
45-54	10.6%	10.3%	10.9%	14.1%	14.9%
55-64	8.0%	8.9%	8.8%	9.6%	12.7%
65+	8.1%	9.7%	11.7%	13.3%	15.1%
All Ages	100%	100%	100%	100%	100%

Source: Statistics Canada census crosstabulations and CMHC projections.

Table 2.3 - Population Growth by Age Group, Canada
(Percent Change)

Age Group	1971 to 1981	1981 to 1991	1991 to 2001	2001 to 2011
<15	-14.1%	2.3%	4.9%	-.7%
15-24	16.4%	-17.7%	4.4%	6.9%
25-34	45.9%	12.8%	-8.8%	3.7%
35-44	17.5%	44.2%	15.9%	-8.5%
45-54	9.0%	17.1%	46.9%	15.8%
55-64	24.7%	10.1%	22.9%	45.5%
65+	35.3%	33.4%	28.2%	25.0%
All Ages	12.9%	10.6%	13.0%	9.8%

Source: Statistics Canada census crosstabulations and CMHC projections.

the absence of immigration. Under an assumption of unchanged fertility, births are projected to decline from current levels of over 390,000 to just under 375,000 after the turn of the century (Figure 2.4).[8] From then until the end of the projection period, births will increase slightly to 386,000 as moderate population growth returns to the 15-24 and 25-34 age groups (Table 2.3).

FIG. 2.3 - POPULATION BY AGE
Canada, 1971 - 2011

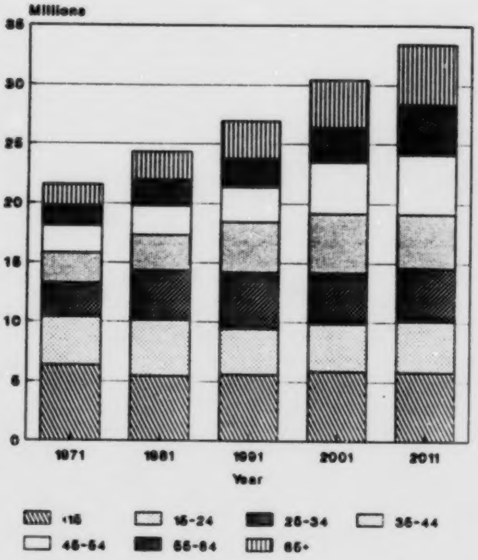


FIG. 2.4-BIRTHS,DEATHS,NATURAL INCREASE
Canada, 1990-2011

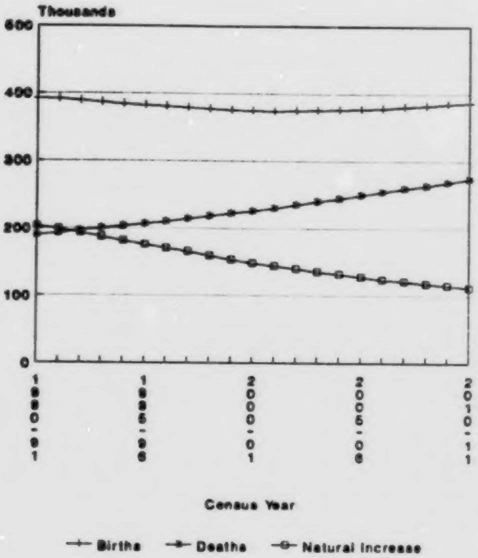
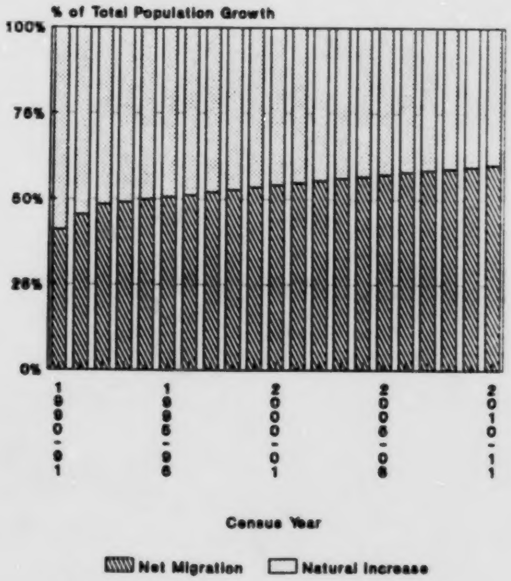


FIG. 2.5-MIGRATION & NATURAL INCREASE
Canada, 1990-2011
(as percentages of total growth)



Beyond the rippling of the age structure caused by movement of the baby boomers into progressively higher age groups, Table 2.2 and Figure 2.3 also point to a more general, related development: the aging of the population. As a result of increases in life expectancy and the aging of the baby boom group, the 45 and over population will grow much faster than the population as a whole. The proportion of the population aged 45 and over is projected to increase from 30 percent in 1986 to 42.7 percent in 2011. The 65 and over group will amount to 15.1 percent of the population in 2011, up from 10.7 percent in 1986. After 2011, growth of the 65+ population will accelerate with the arrival of the first baby boomers. Because death rates increase with age, an additional implication of aging for population growth (on top of the above mentioned impact on the size of he child bearing age groups) is an increase in the number of deaths (Figure 2.4). Annual deaths are projected to rise from present levels of just under 190,000 to 274,000 by 2011.

Taken together, falling births and increasing deaths imply a reduction in natural increase, defined as the excess of births over deaths (Figure 2.4). Natural increase provides an indication of how much the population would grow in a given year in the absence of any migration.[9] From current levels of around 200,000, natural increase is projected to decline to 112,000 in 2011, a sufficient drop to produce declining population growth in spite of high projected immigration levels. Continuing a recent trend, the combination of high immigration and declining natural increase mean that immigration will make an increasingly heavy contribution to population growth: the fraction of population growth accounted for by net international migration (the excess of immigrants over emigrants) will rise throughout the projection period, from 41.1 percent at the outset to 60.1 percent by 2011 (Figure 2.5).[10]

2.3 Household Formation: The Decline of the Family

The effect of changes in population size and composition on the demand for housing depends on the propensity of the population to form households. A given population could form a large number of small households or a smaller number of larger households. As shown in Table 2.4 and Figure 2.6, household growth has consistently outpaced population growth. The result has been a steady decrease in the size of the average Canadian household (Figure 2.7). This trend is expected to continue, but more slowly than in the past. After falling from 4 to 2.8 persons between 1961 and 1986, average household size is projected to be just under 2.5 in 2011.[11]

Table 2.4 - Growth in Population and Households, Canada,1961-2011
(5 year compound annual growth rates in percent)

Year	Population (1000's)	Population (growth rate)	Households (1000's)	Households (growth rate)	Avg. Household Size
1961	18,238.2	-	4,554.1	-	4.00
1966	20,014.9	1.88%	5,180.1	2.61%	3.86
1971	21,568.3	1.51%	6,034.5	3.10%	3.57
1976	22,992.6	1.29%	7,166.1	3.50%	3.21
1981	24,343.2	1.15%	8,281.5	2.94%	2.94
1986	25,309.3	.78%	8,991.7	1.66%	2.81
1991	26,928.8	1.25%	9,955.3	2.06%	2.70
1996	28,753.1	1.32%	10,934.0	1.89%	2.63
2001	30,436.0	1.14%	11,854.6	1.63%	2.57
2006	31,984.0	1.00%	12,731.0	1.44%	2.51
2011	33,428.7	.89%	13,572.5	1.29%	2.46

Source: Statistics Canada, Catalogue 91-522 (1961-66); Statistics Canada census crosstabulations (1971-86); and CMHC projections.

Headship rates, defined as the ratio of household heads to population, describe the propensity of the population to form households.[12] The number of households is equal to the total headship rate (total households divided by total population) times the population. Headship rates can be computed for specific age groups as well as for the population as a whole; for example, if the hypothetical population of the 25-29 group were one hundred and those hundred individuals headed twenty households, the headship rate of the 25-29 group would be twenty percent. As Table 2.5 shows, there is a consistent relationship between headship and age. For each year in the table, headship rates rise with age, sharply in the younger groups and then more moderately, before declining in the 75 and over group. The pattern reflects initial formation of households between the ages of 20 and 34 and an eventual loss of independence for some in the oldest age group.

FIG. 2.6 - POPULATION & HOUSEHOLD GROWTH
Canada, 1961-2011

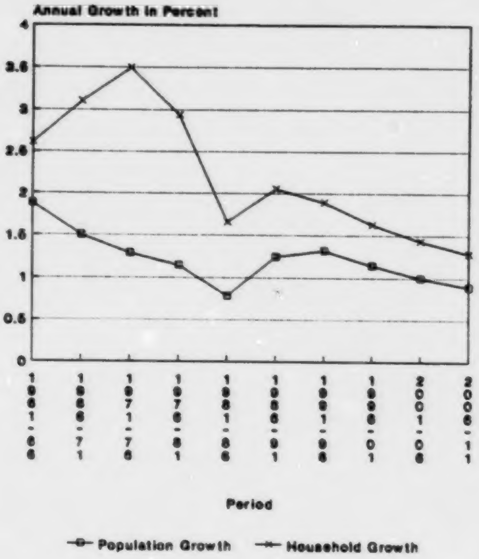


FIG. 2.7 - AVERAGE HOUSEHOLD SIZE
Canada, 1961-2011

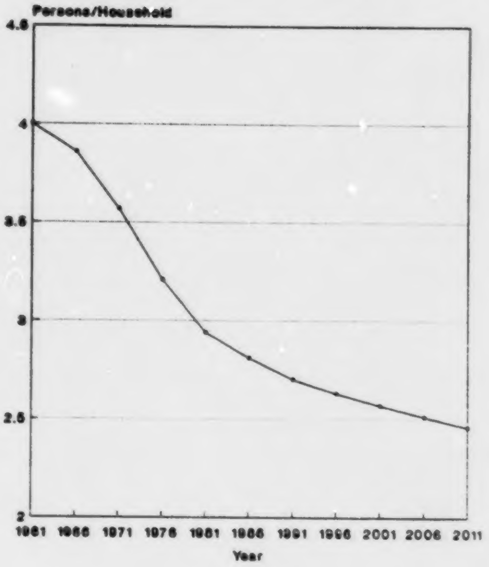
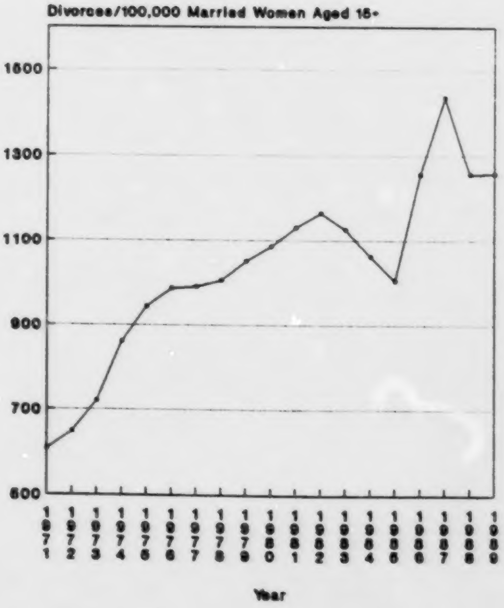


FIGURE 2.8 - DIVORCE RATE
Canada, 1971-1989



As a result, the older the population, the more households it will form, or put differently, population aging increases household growth relative to population growth. For example, the high household growth of the 1966-81 period coincided with the movement of the forward edge of the baby boom from the 15-19 age group, very few of whom head households, through the 20-24 and 25-29 groups, and into the 30-34 group, which had a headship rate of over 50 percent in 1981. In fact, during this period, over a third of household growth was due to such shifts in the population age distribution, a slightly higher fraction than was due to population growth alone.[13]

Table 2.5 also shows that headship rates rose in every age group between 1971 and 1981. A number of interrelated social and economic developments have been cited as causes of this increase. First, rising divorce rates and delayed marriages contributed to the formation of smaller non-family households - the majority of them individuals living alone - at the expense of the traditional two parent family. Following liberalization of divorce legislation in 1968, the divorce rate (divorces per 100,000 married women aged 15 and over) rose from 607.2 in 1971 to 1,129.2 in 1981 (Figure

Table 2.5 - Household Headship Rates by Age, Canada
(Heads as a Percent of Population)

Age Group	1971	1976	1981	1986	2011
15-19	1.4%	2.5%	2.8%	2.2%	2.6%
20-24	20.3%	24.6%	26.0%	21.9%	23.7%
25-29	41.1%	44.0%	45.6%	43.4%	44.6%
30-34	46.8%	49.3%	51.2%	50.7%	51.8%
35-39	49.0%	51.1%	53.3%	53.5%	54.8%
40-44	50.0%	52.1%	53.9%	54.9%	56.4%
45-49	50.3%	52.7%	54.6%	55.2%	56.5%
50-54	52.1%	52.9%	55.1%	55.8%	57.3%
55-59	54.3%	54.9%	55.4%	56.5%	57.4%
60-64	56.3%	57.4%	57.4%	57.5%	57.7%
65-69	57.9%	60.0%	60.4%	60.7%	61.0%
70-74	58.7%	62.0%	62.5%	63.4%	64.0%
75+	52.9%	55.6%	55.3%	57.2%	57.4%
Total Rate	28.0%	31.2%	34.0%	35.5%	40.6%

Source: Statistics Canada census crosstabulations and CMHC projections.

2.8).[14] Those who married were likely to wait longer before doing so: between 1971 and 1981, the average age at first marriage for males rose from 24.9 to 25.7 and for females from 22.6 to 23.5.[15] Furthermore, according to a recent study, an increasing proportion of the population was opting to remain single for life: 1984-86 marriage rates implied that 17 percent of males and 14 percent of females would remain single compared to 10 and 8 percent based on 1970-72 marriage rates.[16]

Second, trends in marriage and divorce were reinforced by an economic climate in which the relation between incomes and housing costs was favourable enough to permit formation of smaller households. Real incomes were growing, and housing costs were relatively low. Between 1971 and 1981, the number of people living alone in Canada more than doubled, and the number of multi-family households (households composed of two or more families living together) shrank by a quarter as families sought privacy in separate accommodation. Nearly half the growth in single person households came in the under 35 age group, which despite postponing marriage was increasingly likely and able to choose independence over remaining in the family nest.

Third, rising female participation in the labour force (39.4 percent in 1971 versus 51.7 percent in 1981) and consequent greater economic independence and associated trade-offs between career and family contributed to the shift away from the family to smaller households.[17]

Fourth, increasing life expectancy and improved health care allowed the elderly to establish growing numbers of independent households. Because of the gap between male and female life expectancy (71.9 years for males and 79.0 years for females in 1981), a growing fraction of these households was composed of women living alone.[18]

In sum, between 1971 and 1981, the propensity to form households increased even after accounting for changes in the population age distribution: the positive effects of aging on household formation were reinforced by increases in headship rates. Just under 30 percent of household growth during the period arose from such headship rate increases.[19] As a result of these two complementary developments - aging and headship rate increases within age groups - the total headship rate rose from 28 to 34 percent (Table 2.5).

The 1981-86 period and the recession that came with it brought an abrupt end to the previous pattern of virtually uninterrupted headship rate increases. High unemployment rates, slower income growth, and rising housing costs, particularly in certain heated markets, had a negative impact on household formation. This was especially true among the young, the group most vulnerable to economic downturns. Headship rates in age groups below 35 actually declined, and growth in the total headship rate moderated.

Although economic developments stifled household formation during the 1981-86 period, there are reasons for believing that household growth rates are unlikely to return to pre-1981 levels. To begin with, after rebounding in the short-run, population growth is projected to decline; moreover, before 1981, as we have seen, the baby boom group was edging through the under 35 household forming groups - groups in which headship rates increase rapidly with age. In these age groups, movement of a large population group from a younger to an older age category results in a large increase in household formation by that group because of the typically large accompanying increase in headship rate. After 1991 however, the fastest growing population groups will be those 45 and over (Table 2.3), for whom aging typically involves a much lower rate of headship increase.

Factors other than the long-run trend towards declining population growth and changes in the population age structure could also work against continued high household growth. Even before the 1981-86 period, headship rate increases were moderating, an indication that some of the curtailment of headship growth between 1981 and 1986 probably reflected a long-term trend, rather than the impact of unfavourable economic developments. In future years, an increasing proportion of those aged 75 and over will be composed of the very old, many of whom will eventually be unable to maintain separate households. Finally, affordability concerns persist in a number of markets.

Nonetheless, some rebound in headship rates, especially in the younger age groups, is expected. Some of the trends underlying increased non-family household formation during the 1971-81 period carried over into the 1981-86 period: age at first marriage for both males and females continued to rise (to 27 and 24.8 years respectively), as did female labour force participation.[20] In addition, cohabitation is becoming an increasingly frequent, and possibly less stable, alternative to legal marriage: between 1981 and 1986, nearly half the increase in the number of couples came about through common-law unions.[21] No clear long-run trends in the divorce rate are evident: after a relatively level period between 1975 and 1985, rates rose significantly following a further liberalization of divorce legislation in 1986 (Figure 2.8).[22]

Taken together, these demographic and economic factors argue for a conservative schedule of projected headship rate increases (Table 2.5), which when combined with the changes in population size and age structure described previously results in the projected household formation (potential housing demand) displayed in Table 2.6.[23] After averaging close to 193,000 between 1986 and 1991, annual growth in the number of households is expected to climb to just under 196,000 between 1991 and 1996. It will fall continuously thereafter to 168,000 by 2006-11. Results point to a short-term increase in household formation, paralleling the recovery in population growth described earlier. Household formation should remain above depressed 1981-86 levels throughout the projection period.[24]

Table 2.6 also displays the change in the number of households by age of household head. As Figure 2.9 should make clear, the pattern of household formation by age is closely linked to the underlying rate of population growth by age: the fastest growing population groups are the ones with the highest rates of household growth. The arrival of the first baby boomers boosts household formation, and the departure of the last of them leads to negative household growth. Accordingly, the peak household forming group will shift from the 35-44 group in the 1980's to the 45-54 group in the 1990's, and to the 55-64 group in the first decade of the next century. After 1991, households headed by those under the age of 45 will account for less than twenty percent of the total increase in households; moreover, in the first decade of the next century, the number of households headed by this group will actually shrink.

Table 2.6 - Average Annual Increase in Households by Age of Head, Canada, 1971-2011
(Number of Households and Percent of Annual Total)

Age of Head	1971-76	1976-81	1981-86	1986-91	1991-96	1996-01	2001-06	2006-11
15-24	34,100	18,100	-27,800	-9,900	900	5,500	4,900	5,700
	15.1%	8.1%	-19.6%	-5.1%	.4%	3.0%	2.8%	3.4%
25-34	83,300	71,500	17,500	25,200	-13,700	-21,200	4,400	14,000
	36.8%	32.0%	12.3%	13.0%	-7.0%	-11.5%	2.5%	8.3%
35-44	17,800	50,000	76,400	72,600	50,200	30,000	-17,800	-24,400
	7.9%	22.4%	53.8%	37.7%	25.6%	16.3%	-10.1%	-14.5%
45-54	26,700	13,000	8,300	44,200	85,000	73,500	51,200	30,000
	11.8%	5.8%	5.9%	23.0%	43.4%	39.9%	29.2%	17.8%
55-64	24,600	27,400	22,200	6,400	16,400	47,000	83,100	71,000
	10.9%	12.3%	15.6%	3.3%	8.4%	25.5%	47.4%	42.2%
65-74	27,200	28,500	23,100	27,800	26,500	13,400	18,200	47,100
	12.0%	12.8%	16.3%	14.4%	13.5%	7.3%	10.4%	28.0%
75+	12,600	14,600	22,200	26,400	30,500	35,900	31,200	25,000
	5.6%	6.5%	15.6%	13.7%	15.6%	19.5%	17.8%	14.9%
All Ages	226,300	223,100	142,000	192,800	195,700	184,100	175,300	168,300
	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: Statistics Canada census crosstabulations and CMHC projections.

The projected distribution of households by age of household head reflects the household growth pattern just discussed. During the projection period, an increasing fraction of all households will be headed by people over the age of 44 (Table 2.7). In contrast, those under the age of 45 will head a shrinking proportion of all households. Results parallel the projected changes in the age distribution of the population previously discussed in subsection 2.2 (Table 2.2).

FIG. 2.9(a) - 1971-1981
Population and Household Growth

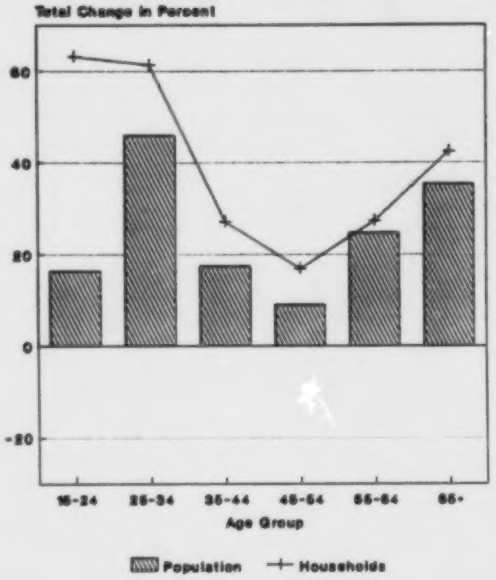


FIG. 2.9(b) - 1981-1991
Population and Household Growth

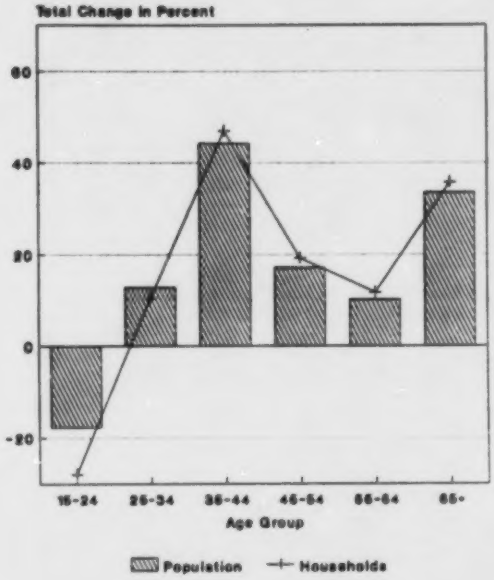


FIG. 2.9(c) - 1991-2001
Population and Household Growth

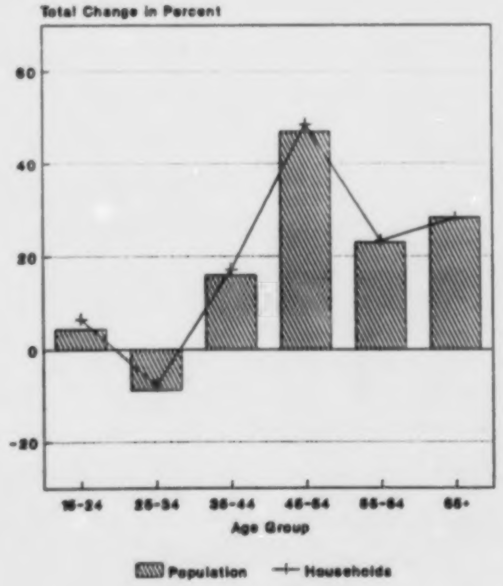


FIG. 2.9(d) - 2001-2011
Population and Household Growth

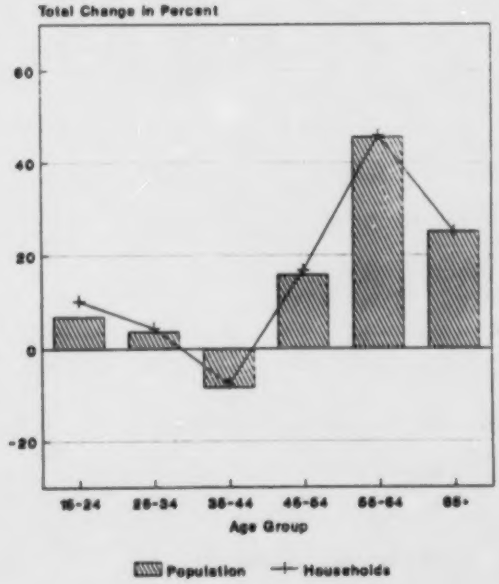


Table 2.7 - Distribution of Households by Age of Head
(Canada, 1971-2011)

Age of Head	1971	1981	1991	2001	2011
15-24	6.9%	8.1%	4.9%	4.4%	4.2%
25-34	20.9%	24.6%	22.6%	17.5%	16.0%
35-44	20.7%	19.2%	23.4%	23.1%	18.6%
45-54	19.4%	16.6%	16.4%	20.5%	20.9%
55-64	15.8%	14.7%	13.6%	14.1%	18.0%
65+	16.2%	16.8%	19.0%	20.4%	22.3%
All Ages	100.0%	100.0%	100.0%	100.0%	100.0%

Source: Statistics Canada census crosstabulations and CMHC projections.

Non-family and family households were projected separately using headship rate projections specific to each household type. Resultant family household projections were then split into component family types using the projected distribution of family types within each age group.[25] Table 2.8 presents the total number of households projected for each household and family type. It shows that the swing to non-family households will continue, but not as markedly as in the past. In 1971, 18.3 percent of all households were non-family households, a fraction that had jumped to 26.2 percent by 1986 and is projected to edge up to 29.5 percent by 2011 (Table 2.8). Despite moderation in the trend towards non-family household formation, Table 2.9 shows that an increasing fraction of household growth will come from non-family households - particularly after 1996 - as the population age distribution moves away from the prime family forming age groups (ages 20 to 44). By the 2006-11 period, the non-family share of total household growth will reach a level (42.4 percent) close to that of the 1976-86 period.

While family households as a group will represent a declining percentage of total household formation, growth will be spread unevenly across individual family types (Table 2.9). The share of household growth accounted for by childless couples will actually increase, nearly doubling between 1986 and 2011. Many of these will be older couples whose children have moved out ("empty nesters"), since, as we have just seen, household growth after

Table 2.8 - Number and Composition of Households by Type
(Canada, 1971-2011)

Year	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
			(Thousands)				
1971	6,034.5	1,106.4	4,928.1	1,355.0	3,028.3	423.7	121.1
1976	7,166.1	1,532.2	5,633.9	1,759.5	3,266.7	516.1	91.7
1981	8,281.5	2,050.0	6,231.5	1,948.7	3,523.2	668.4	91.2
1986	8,991.7	2,356.7	6,635.0	2,130.9	3,604.0	802.9	97.1
1991	9,955.3	2,660.4	7,295.0	2,317.4	3,968.4	903.4	105.9
1996	10,934.0	2,982.2	7,951.8	2,526.2	4,302.4	1,007.5	115.7
2001	11,854.6	3,310.2	8,544.4	2,752.2	4,563.8	1,103.4	125.0
2006	12,731.0	3,649.3	9,081.7	3,031.1	4,732.2	1,184.4	134.0
2011	13,572.5	4,006.4	9,566.1	3,327.9	4,842.8	1,253.8	141.6
			(Percent of All Households)				
1971	100.0%	18.3%	81.7%	22.5%	50.2%	7.0%	2.0%
1976	100.0%	21.4%	78.6%	24.6%	45.6%	7.2%	1.3%
1981	100.0%	24.8%	75.2%	23.5%	42.5%	8.1%	1.1%
1986	100.0%	26.2%	73.8%	23.7%	40.1%	8.9%	1.1%
1991	100.0%	26.7%	73.3%	23.3%	39.9%	9.1%	1.1%
1996	100.0%	27.3%	72.7%	23.1%	39.3%	9.2%	1.1%
2001	100.0%	27.9%	72.1%	23.2%	38.5%	9.3%	1.1%
2006	100.0%	28.7%	71.3%	23.8%	37.2%	9.3%	1.1%
2011	100.0%	29.5%	70.5%	24.5%	35.7%	9.2%	1.0%

Source: Statistics Canada census crosstabulations and CMHC projections.

1991 will become increasingly concentrated in age groups over forty-four. In contrast, the fraction of household growth coming from couples with children will drop dramatically as the population ages. Aging will also eventually reduce the lone parent share of total household growth.

Table 2.9 - Average Annual Increase in Households by Type of Household (Canada, 1971-2011)

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1971-76	226,300	85,200	141,200	80,900	47,700	18,500	-5,900
1976-81	223,100	103,600	119,500	37,800	51,300	30,500	-100
1981-86	142,000	61,300	80,700	36,400	16,200	26,900	1,200
1986-91	192,800	60,700	132,000	37,300	72,900	20,100	1,700
1991-96	195,700	64,400	131,400	41,800	66,800	20,800	2,000
1996-01	184,100	65,600	118,500	45,200	52,300	19,200	1,900
2001-06	175,300	67,800	107,500	55,800	33,700	16,200	1,800
2006-11	168,300	71,400	96,900	59,400	22,100	13,900	1,500
			(Percent of Total Growth)				
1971-76	100.0%	37.6%	62.4%	35.7%	21.1%	8.2%	-2.6%
1976-81	100.0%	46.4%	53.6%	17.0%	23.0%	13.7%	.0%
1981-86	100.0%	43.2%	56.8%	25.7%	11.4%	18.9%	.8%
1986-91	100.0%	31.5%	68.5%	19.3%	37.8%	10.4%	.9%
1991-96	100.0%	32.9%	67.1%	21.3%	34.1%	10.6%	1.0%
1996-01	100.0%	35.6%	64.4%	24.6%	28.4%	10.4%	1.0%
2001-06	100.0%	38.7%	61.3%	31.8%	19.2%	9.2%	1.0%
2006-11	100.0%	42.4%	57.6%	35.3%	13.2%	8.2%	.9%

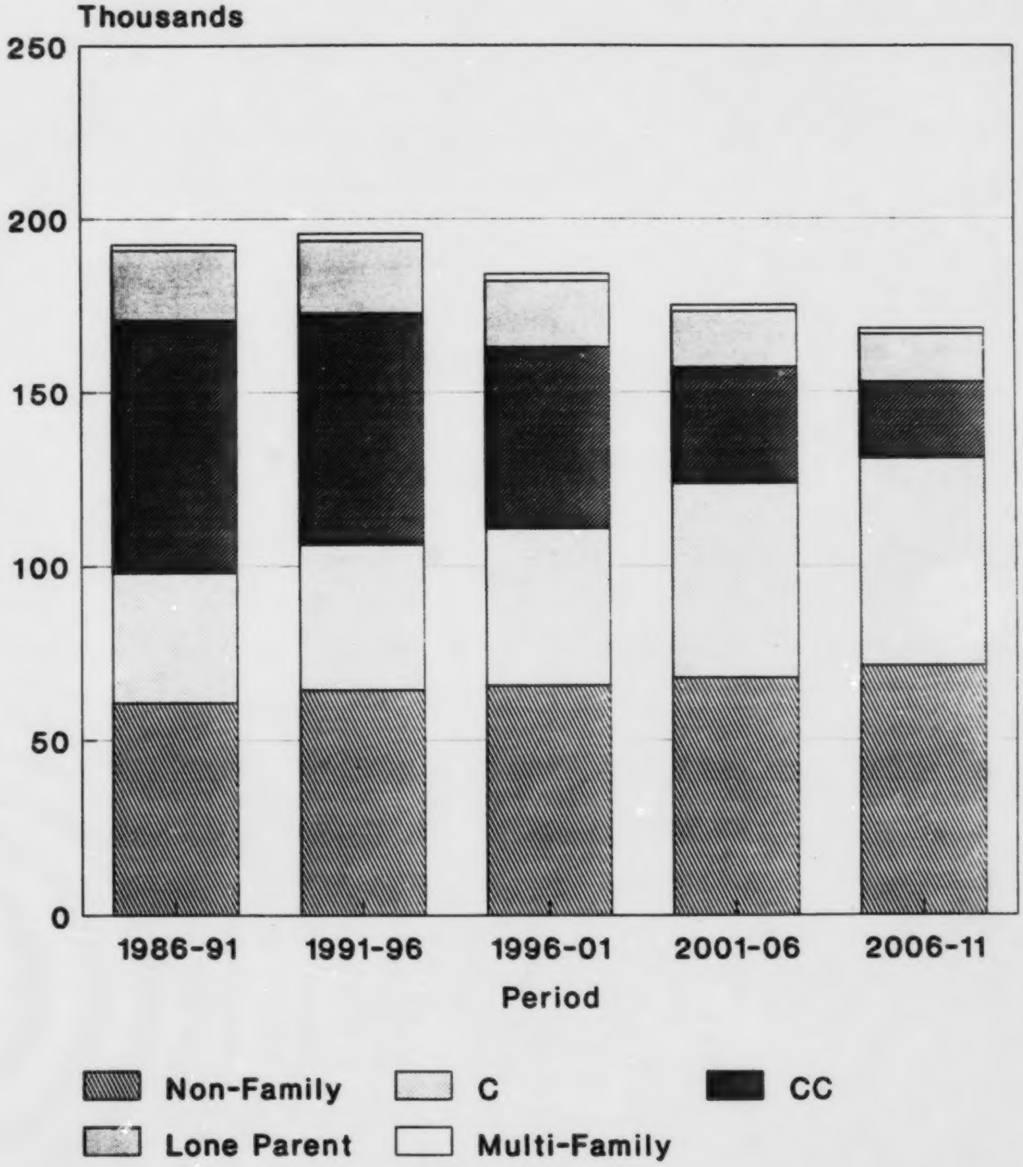
Source: Statistics Canada census crosstabulations and CMHC projections.

2.4 Potential Housing Demand: Short-Run Gain, Long-Run Decline

Since every household by definition occupies a separate dwelling unit, the preceding household projections point to a short-term increase in potential housing demand followed by a long-term decline.[26] Over time, an increasing fraction of demand will come from non-family households and childless couples (Figure 2.10). In addition, the number of dwelling units occupied by households headed by those under the age of forty-five will actually shrink after the turn of the century.

Given the types of households expected to form in the future, it is possible to project the composition of potential demand, that is, the tenure and dwelling choices of these households. Projections were generated by

FIG 2.10 - DEMAND BY HOUSEHOLD TYPE
Canada, Average Annual Demand, 1986-2011



C-Couples without children
CC-Couples with children

applying tenure and dwelling type tendencies derived from the 1986 census to household projections.

Table 2.10 displays projections of annual demand by tenure. Up to 1996, an increasing fraction of demand will come from owner households. After 2001, following a leveling off in the ownership share of demand, the previous trend will reverse, with an increasing fraction of demand coming from renters. The pattern reflects the build up after 1996 of non-family household formation relative to family household formation (Table 2.9), non-family households being more likely to rent than family households. The initial rise and subsequent drop off in demand from owners also follows from the age distribution of ownership: the probability of ownership rises with the age of the household head, strongly in younger age groups and then more gradually, before dropping off in the over 65 group. Thus, aging of the population would generally increase ownership. Table 2.6 indicates that household growth in the 1990's will be concentrated in the over 35 age groups. Following the turn of the century, however, the middle age (35-64) share of household growth will drop as the baby boom ages, limited positive growth will return to the under 35 age groups, and the over 65 group will increase its share of total household growth, all of which would reinforce the negative effect on ownership of relatively greater non-family household formation.

Table 2.10 - Average Annual Demand by Tenure
(Canada, 1986-2011)

Period	Owners		Renters		Total
1986-91	126,200	(65.5%)	66,500	(34.5%)	192,800
1991-96	133,200	(68.1%)	62,500	(31.9%)	195,700
1996-01	124,400	(67.5%)	59,700	(32.5%)	184,100
2001-06	114,700	(65.4%)	60,600	(34.6%)	175,300
2006-11	105,800	(62.8%)	62,500	(37.2%)	168,300

Source: CMHC projections.

Tenure and housing types are strongly correlated: the majority of ownership units are single-detached, and the majority of rental units are apartments. Thus, it is not surprising to find in Table 2.11 that demand by dwelling type mimics the results for owner and renter households. Single-detached houses increase as a proportion of demand up until 1996, level off between 1996 and 2001, and drop thereafter. Apartments experience the reverse of the above pattern. For more detail on dwelling type definitions, please refer to Section 4.

Table 2.11 - Average Annual Demand by Dwelling Type (Canada, 1986-2011)

Period	Single-Detached House	Apart-ment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	113,200	54,500	23,100	2,000	192,800
1991-96	119,500	52,300	22,000	2,000	195,700
1996-01	111,400	50,500	20,300	1,900	184,100
2001-06	102,600	51,100	19,700	2,000	175,300
2006-11	94,700	53,200	18,500	1,900	168,300
			(Percent of Total Demand)		
1986-91	58.7%	28.3%	12.0%	1.0%	100.0%
1991-96	61.1%	26.7%	11.2%	1.0%	100.0%
1996-01	60.5%	27.4%	11.0%	1.0%	100.0%
2001-06	58.5%	29.1%	11.2%	1.1%	100.0%
2006-11	56.3%	31.6%	11.0%	1.2%	100.0%

Source: CMHC projections.

SECTION 3 ALTERNATIVE SCENARIOS AND REGIONAL DETAILS

3.1 Introduction

Whereas Section 2 described the base projection in detail, we turn now to several alternative projection series (numbers 2, 4, and 6). Since each alternative differs from the base in only a single assumption, differences relative to base projection results can be attributed to the impacts of the one variable factor. More specifically, this section illustrates the potential impacts of shifts in immigration levels and interprovincial migration patterns by allowing these factors to vary while holding all other projection assumptions constant at base values.

The focus here is both regional and national. Because immigrants tend to concentrate in particular areas, the impacts of different immigration levels will not be evenly distributed across the country. Moreover, interprovincial migration is a regional phenomenon, involving population movements within Canada, rather than movements into or out of Canada. It therefore has little impact on the total number of households in the country but can have significant impacts on potential demand at the regional level.

The discussion of projection range in Section 1 could not focus on the impacts of individual factors since low and high projection series reflect the combined effects of two factors: immigration and headship rates. Some idea of the contribution of headship rates to potential demand can be obtained by comparing the low and high projections (numbers 1 and 5) described in Section 1 to low and high immigration projections (numbers 2 and 4) described in the following pages, since the two groups differ only in their headship assumptions (see Table 1.1).

3.2 Immigration: National Impacts

According to targets established by the government in its most recent plan, annual immigration will reach 250,000 in 1992, a very high level by historical standards (Figure 2.1). Although these official targets are the obvious choice for the base immigration assumption, the impacts of alternative scenarios are of interest as well. On one hand, it is conceivable that resistance to higher levels, rooted in such factors as fear of possible increases in unemployment and general friction associated with integrating large numbers of new arrivals to Canada, could lead in the future to a reduction back to levels more in line with historical experience. On the other, the rapidity of recent increases illustrates the potential for continued growth to levels above current targets. How would population growth and potential housing demand fare under such alternatives?

Table 3.1 describes projected population growth under low, medium, and high immigration assumptions. The low scenario maintains immigration at present levels of 200,000, while the high envisages a climb beyond planned levels to 300,000 per year. In contrast to the reference scenario, under which population growth increases in the first few projection years before dropping in the long-run, population growth declines continuously under the low immigration scenario. The growth path under the high immigration scenario is similar to that under the base projection, but the long-run

Table 3.1 - Projected Population Growth, Canada, 1986-2011
(Three Immigration Scenarios)

	PROJECTION		
Year	Low Imm. (#2)	Base (#3)	High Imm. (#4)
	(Population in Thousands)		
1986	25,309.3	25,309.3	25,309.3
1991	26,920.8	26,928.8	26,928.8
1996	28,503.0	28,753.1	28,830.3
2001	29,903.7	30,436.0	30,773.7
2006	31,151.3	31,984.0	32,610.4
2011	32,283.9	33,428.7	34,359.8
Period	(Compound Annual Growth Rates)		
1986-91	1.24%	1.25%	1.25%
1991-96	1.15%	1.32%	1.37%
1996-01	.96%	1.14%	1.31%
2001-06	.82%	1.00%	1.17%
2006-11	.72%	.89%	1.05%

Source: Statistics Canada census crosstabulations and CMHC projections.

decline is not as deep and does not become pronounced until after the turn of the century. Relative to the low assumption, the high adds over two million people to the population of Canada by 2011.

Because immigrants tend to be relatively young, increased immigration is sometimes seen as an antidote to an aging population. However, Table 3.2 shows that immigration, despite the population growth differentials noted above, has a relatively minor impact on the age structure of the population. Significant population aging will occur under all three immigration scenarios. For example, under the high immigration scenario, the fraction of the population aged 45 and over rises from 30 percent in 1986 to 42.2 percent in 2011, only slightly less than the 43.3 percent share the group attains under the low immigration scenario. The projected population shares of the 65 and over group cover a similarly narrow range - 15.3 percent under the low immigration scenario, compared to 14.9 percent under the high. Thus, the current age distribution of the population, with its large baby boom groups, will be the major determinant of the future age structure: immigration levels will make little difference.

Table 3.2 - Population by Age, Canada, 1986 & 2011
Three Immigration Scenarios

		----------PROJECTION---------		
		Low Imm. (#2)	Base (#3)	High Imm. (#4)
Age Group	1986	2011	2011	2011
		(Age Group as Percent of Total)		
0-14	21.3%	17.3%	17.5%	17.6%
15-24	16.5%	12.8%	12.8%	12.8%
25-34	17.9%	13.2%	13.4%	13.7%
35-44	14.4%	13.4%	13.6%	13.7%
45-54	10.1%	15.0%	14.9%	14.7%
55-64	9.2%	12.9%	12.7%	12.5%
65+	10.7%	15.3%	15.1%	14.9%
All Ages	100.0%	100.0%	100.0%	100.0%

Source: Statistics Canada census crosstabulations and CMHC projections.

Not surprisingly, potential demand projections reflect the differences in population growth described above. The low immigration scenario produces continuously declining potential demand (household formation), ranging from an annual average of 192,000 for the 1986-91 period to 144,000 for 2006-11 (Table 3.3). The short-term rise in demand seen in the base projection disappears. In contrast, annual demand under the high scenario rises to just over 200,000 between 1991 and 2001, and the period of declining demand, which begins in 1996 in the base projection, is postponed until after 2001. Projected demand climbs, flattens, and then falls, but by the end of the projection period is not appreciably lower than at the beginning. Under the three immigration assumptions, the total number of households projected for 2011 ranges from 13.1 to 13.9 million. In sum, it is evident from the above results that the level of immigration over the next twenty years or so will have a significant impact on housing demand.[27]

Table 3.3 - Potential Housing Demand & Total Households (Canada, 1986-2011, Three Immigration Scenarios)

	PROJECTION		
	Low Imm. (#2)	Base (#3)	High Imm. (#4)
Period	(Average Annual Potential Demand)		
1986-91	192,200	192,800	192,800
1991-96	178,600	195,700	201,100
1996-01	163,200	184,100	202,900
2001-06	152,500	175,300	196,900
2006-11	144,200	168,300	191,600
Year	(Total Households - Thousands)		
1986	8,991.7	8,991.7	8,991.7
1991	9,952.6	9,955.3	9,955.3
1996	10,845.8	10,934.0	10,960.9
2001	11,662.0	11,854.6	11,975.5
2006	12,424.7	12,731.0	12,960.0
2011	13,145.8	13,572.5	13,917.9

Source: Statistics Canada census crosstabulations and CMHC projections.

3.3 Immigration: Regional Impacts

So far we have considered the implications of demographic changes, including alternative immigration rates, on potential housing demand in Canada as a whole. An obvious related question is that of how this demand will be distributed across the regions of the country given different immigration levels. Because immigrants tend to concentrate in specific areas, the regional impacts of changes in immigration will be unevenly distributed. Of particular relevance, Ontario, Alberta, and British Columbia, with less than sixty percent of the total population of Canada, generally attract around three-quarters of all immigrants to Canada. Although Quebec also receives a large number of immigrants, its share of total immigration has been consistently lower than its share of total population. Even within these four provinces, which together attract more than ninety percent of all immigrants to Canada, the impact of immigration will be uneven, since immigrants tend to focus on the major cities.

Under all three immigration assumptions, projected population growth is higher in the four major provinces than in the rest of Canada, with the exception of the territories, where high birth rates will contribute to strong growth (Table 3.4). Regardless of immigration level, Ontario, Alberta, and British Columbia increase their shares of the total population: growth in these provinces will be higher than for Canada as a whole. By contrast, growth in Quebec, although fourth among the provinces (excepting the territories), will fall short of the national average, with the result that Quebec's share of Canadian population will decline. The drop continues an established trend. Below average fertility, continued outflows of population from Quebec to other provinces, and a disproportionately low share of total immigration in comparison to its share of national population will all contribute to this projected decline.[28] With the exception of the territories, population growth in the remaining provinces will be below average.

Just as immigration affects population growth, growth differentials in turn carry implications for household formation. Table 3.5 describes potential housing demand projections generated using low, medium, and high immigration assumptions. Because of the unequal distribution of immigrants

Table 3.4 - Projected Population, Provinces (3 Immigration Scenarios)

a. Projected Population in 2011 (1000's) b. Projected growth, 1986-2011
c. Projected share of Canadian population

Province		1986 Census	(#2) Low Imm.	(#3) Base	(#4) High Imm.
NF	a.	568.3	561.8	565.2	567.7
	b.	-	-1.1%	-.6%	-.1%
	c.	2.2%	1.7%	1.7%	1.7%
PEI	a.	126.6	137.9	139.1	140.1
	b.	-	8.9%	9.8%	10.6%
	c.	.5%	.4%	.4%	.4%
NS	a.	873.2	976.9	988.0	996.9
	b.	-	11.9%	13.2%	14.2%
	c.	3.4%	3.0%	3.0%	2.9%
NB	a.	709.5	744.1	750.8	756.2
	b.	-	4.9%	5.8%	6.6%
	c.	2.8%	2.3%	2.2%	2.2%
QU	a.	6,532.5	7,827.8	8,087.3	8,301.5
	b.	-	19.8%	23.8%	27.1%
	c.	25.8%	24.2%	24.2%	24.2%
ON	a.	9,101.7	12,126.9	12,660.1	13,090.7
	b.	-	33.2%	39.1%	43.8%
	c.	36.0%	37.6%	37.9%	38.1%
MA	a.	1,063.0	1,247.2	1,287.6	1,320.6
	b.	-	17.3%	21.1%	24.2%
	c.	4.2%	3.9%	3.9%	3.8%
SA	a.	1,009.6	1,141.2	1,161.2	1,177.4
	b.	-	13.0%	15.0%	16.6%
	c.	4.0%	3.5%	3.5%	3.4%
AL	a.	2,365.8	3,349.6	3,464.4	3,557.9
	b.	-	41.6%	46.4%	50.4%
	c.	9.3%	10.4%	10.4%	10.4%
BC	a.	2,883.3	4,058.5	4,210.4	4,334.1
	b.	-	40.8%	46.0%	50.3%
	c.	11.4%	12.6%	12.6%	12.6%
YU	a.	23.5	38.3	39.5	40.5
	b.	-	63.1%	68.2%	72.4%
	c.	.1%	.1%	.1%	.1%
NWT	a.	52.3	73.6	75.0	76.2
	b.	-	40.8%	43.6%	45.8%
	c.	.2%	.2%	.2%	.2%
CANADA	a.	25,309.3	32,283.9	33,428.7	34,359.8
	b.	-	27.6%	32.1%	35.8%

Source: Statistics Canada census crosstabulations and CMHC projections.

Table 3.5 - Regional Potential Demand Summary (Average Annual Demand), Three Immigration Scenarios

Province	Projection	1986-91	1991-96	1996-01	2001-06	2006-11
NF	Low Imm. (#2)	3,100	2,700	2,100	1,600	1,200
	Base (#3)	3,100	2,800	2,200	1,700	1,300
	High Imm. (#4)	3,100	2,800	2,200	1,700	1,400
PEI	Low Imm. (#2)	700	500	400	400	400
	Base (#3)	700	500	500	400	400
	High Imm. (#4)	700	500	500	500	400
NS	Low Imm. (#2)	4,800	4,600	4,000	3,500	3,100
	Base (#3)	4,800	4,800	4,200	3,700	3,400
	High Imm. (#4)	4,800	4,800	4,400	3,900	3,600
NB	Low Imm. (#2)	4,100	3,300	2,600	2,100	1,800
	Base (#3)	4,100	3,400	2,700	2,200	1,900
	High Imm. (#4)	4,100	3,400	2,800	2,400	2,000
QU	Low Imm. (#2)	44,300	38,500	35,700	33,200	30,700
	Base (#3)	44,400	42,200	40,400	38,500	36,400
	High Imm. (#4)	44,400	43,400	44,700	43,400	41,800
ON	Low Imm. (#2)	80,800	69,500	62,000	58,200	56,200
	Base (#3)	81,100	77,500	71,600	68,600	67,100
	High Imm. (#4)	81,100	80,000	80,100	78,400	77,700
MA	Low Imm. (#2)	4,600	5,100	4,800	4,700	4,900
	Base (#3)	4,700	5,700	5,600	5,500	5,700
	High Imm. (#4)	4,700	5,900	6,200	6,300	6,600
SA	Low Imm. (#2)	1,700	4,300	4,600	4,800	4,800
	Base (#3)	1,700	4,600	5,000	5,200	5,300
	High Imm. (#4)	1,700	4,600	5,300	5,500	5,700
AL	Low Imm. (#2)	16,300	23,500	22,500	21,300	20,100
	Base (#3)	16,400	25,200	24,600	23,600	22,600
	High Imm. (#4)	16,400	25,800	26,600	25,800	24,900
BC	Low Imm. (#2)	31,100	25,900	23,700	22,000	20,300
	Base (#3)	31,200	28,300	26,700	25,200	23,600
	High Imm. (#4)	31,200	29,100	29,300	28,200	26,800
YU	Low Imm. (#2)	300	400	400	300	200
	Base (#3)	300	400	400	300	300
	High Imm. (#4)	300	400	400	300	300
NWT	Low Imm. (#2)	300	400	300	400	400
	Base (#3)	300	400	400	400	500
	High Imm. (#4)	300	400	400	400	500
CANADA	Low Imm. (#2)	192,200	178,600	163,200	152,500	144,200
	Base (#3)	192,800	195,700	184,100	175,300	168,300
	High Imm. (#4)	192,800	201,100	202,900	196,900	191,600

Source: CMHC projections.

across the country, the relative impacts of different immigration levels are generally larger in the high growth provinces of Quebec, Ontario, Alberta, and British Columbia than elsewhere. It is also evident that the level of demand over time in individual provinces does not always follow the national pattern. Broad national trends can be countered by factors peculiar to each province: relative to Canada as a whole, a province may experience higher or lower fertility, have a younger or older age structure, attract a disproportionately large or small number of immigrants, and have higher or lower headship rates. The next section discusses one additional, crucial influence on regional potential housing demand - interprovincial migration.

3.4 Interprovincial Migration: Regional Impacts

In the previous section, we examined the regional implications of shifts in immigration on potential housing demand. Alternative projections substituted low and high immigration scenarios for the medium assumption: all other projection assumptions were the same ones used in the reference projection. The methodology isolated the effects of immigration but ignored the relative impacts of a second type of population movement - interprovincial migration - those moving from one province to another. Historically, interprovincial migration has been unstable; for example, a period of westward migration in the late 1970's and early 1980's gave way to heavier migration to the central provinces. There are now signs that the balance may again be shifting in favour of the West.

Table 3.6 summarizes provincial population projections generated using two different interprovincial migration assumptions: the base assumption, which favours the West, and a second favouring the central provinces. Projected population is higher under the base (western) scenario in provinces west of Manitoba, while the central scenario favours the other provinces.[29] Under both scenarios, Ontario and British Columbia, in part because of their ability to attract immigrants, increase their shares of total population. In contrast, the Quebec share drops even under the more favourable central scenario.[30] Similarly, an increase in the population shares of the Atlantic provinces would require more positive migration flows than history suggests are likely. For some provinces, the effect of

Table 3.6 - Projected Population, Provinces (Base & Central Projections)

a. Projected Population in 2011 (1000's) b. Projected growth, 1986-2011
c. Projected share of Canadian population (%)

Province		1986 Census	Base (#3)	Central (#6)
NF	a.	568.3	565.2	580.5
	b.	-	-.6%	2.1%
	c.	2.2%	1.7%	1.7%
PEI	a.	126.6	139.1	147.1
	b.	-	9.8%	16.2%
	c.	.5%	.4%	.4%
NS	a.	873.2	988.0	1,017.6
	b.	-	13.2%	16.5%
	c.	3.4%	3.0%	3.0%
NB	a.	709.5	750.8	776.4
	b.	-	5.8%	9.4%
	c.	2.8%	2.2%	2.3%
QU	a.	6,532.5	8,087.3	8,361.9
	b.	-	23.8%	28.0%
	c.	25.8%	24.2%	25.0%
ON	a.	9,101.7	12,660.1	13,020.3
	b.	-	39.1%	43.1%
	c.	36.0%	37.9%	39.0%
MA	a.	1,063.0	1,287.6	1,334.4
	b.	-	21.1%	25.5%
	c.	4.2%	3.9%	4.0%
SA	a.	1,009.6	1,161.2	1,069.1
	b.	-	15.0%	5.9%
	c.	4.0%	3.5%	3.2%
AL	a.	2,365.8	3,464.4	3,012.3
	b.	-	46.4%	27.3%
	c.	9.3%	10.4%	9.0%
BC	a.	2,883.3	4,210.4	3,982.4
	b.	-	46.0%	38.1%
	c.	11.4%	12.6%	11.9%
YU	a.	23.5	39.5	33.0
	b.	-	68.2%	40.5%
	c.	.1%	.1%	.1%
NWT	a.	52.3	75.0	86.6
	b.	-	43.6%	65.7%
	c.	.2%	.2%	.3%
CANADA	a.	25,309.3	33,428.7	33,421.7
	b.	-	32.1%	32.1%

Source: Statistics Canada census crosstabulations and CMHC projections.

substituting one interprovincial migration scenario for another is dramatic. Alberta, where large migration shifts have occurred in the past, is a good example: projected growth is higher than the national average under the base (western) scenario and lower than average under the central scenario. The other two prairie provinces experience below average growth in either case.

What will these population differences mean to potential housing demand in each of the provinces? Since population growth and associated changes in the population age distribution have a lot to do with household growth - as we have seen - swings in interprovincial migration, difficult as they are to predict, will have significant impacts on regional housing demand. Table 3.7 contrasts provincial potential housing demand projections produced by applying the base headship rate scenario to the base (western) and central projected population series. Significant population differences under the two series translate to large potential demand differences. Again, Alberta is a good example of this effect.

The above results merely illustrate the importance of interprovincial migration to regional potential housing demand. They are not definitive. In light of large, unpredictable historical swings in the pattern of population flow between provinces, any number of plausible interprovincial scenarios could be developed. For more details on migration assumptions, see Section 4.

Table 3.7 - Regional Potential Demand Summary (Average Annual Demand), Base (Western) & Central Interprovincial Migration Scenarios

Province	Projection	1986-91	1991-96	1996-01	2001-06	2006-11
NF	Base (#3)	3,100	2,800	2,200	1,700	1,300
	Central (#6)	3,100	2,900	2,400	2,000	1,600
PEI	Base (#3)	700	500	500	400	400
	Central (#6)	700	700	600	600	600
NS	Base (#3)	4,800	4,800	4,200	3,700	3,400
	Central (#6)	4,800	5,200	4,700	4,300	3,900
NB	Base (#3)	4,100	3,400	2,700	2,200	1,900
	Central (#6)	4,100	3,800	3,200	2,700	2,300
QU	Base (#3)	44,400	42,200	40,400	38,500	36,400
	Central (#6)	44,800	47,900	46,700	44,100	41,100
ON	Base (#3)	81,100	77,500	71,600	68,600	67,100
	Central (#6)	81,600	84,200	78,900	75,200	72,900
MA	Base (#3)	4,700	5,700	5,600	5,500	5,700
	Central (#6)	4,700	6,600	6,500	6,400	6,500
SA	Base (#3)	1,700	4,600	5,000	5,200	5,300
	Central (#6)	1,600	2,900	3,200	3,400	3,600
AL	Base (#3)	16,400	25,200	24,600	23,600	22,600
	Central (#6)	15,800	16,000	14,900	14,900	14,900
BC	Base (#3)	31,200	28,300	26,700	25,200	23,600
	Central (#6)	30,900	23,900	21,600	20,600	19,800
YU	Base (#3)	300	400	400	300	300
	Central (#6)	300	200	200	200	200
NWT	Base (#3)	300	400	400	400	500
	Central (#6)	300	500	500	600	600
CANADA	Base (#3)	192,800	195,700	184,100	175,300	168,300
	Central (#6)	192,700	194,800	183,500	174,900	168,100

Source: CMHC projections.

SECTION 4 PROJECTION ASSUMPTIONS

4.1 Introduction

This section provides a summary of the methodology and assumptions used in generating projections. A sequential calculation of population, household, and potential housing demand projections was carried out, the output of each stage being the basic input to the next: population projections formed the core of household projections, which were then split by tenure and dwelling type to create potential demand projections.

Population was projected using the cohort survival method, in which a base population is advanced one year at a time by adjusting for the likely impacts of births, deaths, and net migration. From these population projections, household projections were derived through application of projected headship rates and assumptions about family composition. Finally, household projections were converted to projections of potential housing demand using assumptions about household tenure and dwelling type preferences derived from historical data.

Ten different inputs were required to complete the projection sequence:

Population Projection	1.	Base population
	2.	Fertility rates
	3.	Life expectancy (survival rates)
	4.	Immigration
	5.	Emigration
	6.	Interprovincial migration
Household Projection	7.	Headship rates
	8.	Family composition
Demand Projection	9.	Tenure choice
	10.	Dwelling type choice

As noted in Section 1, six projection series were created, each distinguished by a unique combination of immigration, interprovincial migration, and headship rate assumptions: all other assumptions are identical in the six scenarios. A number of the projection assumptions were developed by Statistics Canada as inputs to its own published population projections.[31] The following discussion details methodological issues, assumptions, and data sources relating to each of the inputs above.

4.2 Base Population

SOURCE: 1986 census counts; 1987, 1988, 1989, 1990 postcensal population estimates (Statistics Canada).

1986 census counts of population by single year of age and sex were the starting point for population projections. These were supplemented by Statistics Canada postcensal population estimates for 1987, 1988, 1989, and 1990.[32] Statistics Canada produces these estimates by adjusting census population counts for the number of births, deaths, and migrants recorded since the census date. Thus, demand projections for 1987 through 1990 were derived from postcensal population estimates rather than projected (i.e. calculated) population values. Population projections for the years from 1991 to 2011 were then generated by applying fertility, life expectancy, and migration assumptions to 1990 postcensal population estimates.

Census counts were not adjusted for the relatively high underenumeration in the 1986 census.[33] There were two principal arguments against doing so. First, undercoverage estimates are themselves subject to error. The error is not the same across all provinces, but rather tends to be larger the smaller the population. Second, such estimates are not available for subprovincial areas. Consequently, if provincial data were adjusted, any subprovincial projections generated by CMHC would have to stand upon a different, inconsistent base.

4.3 Fertility Rates

ASSUMPTION: Constant 1989 fertility levels.

SOURCE: Canadian Centre for Health Information, Statistics Canada.

Fertility rates were held constant throughout the projection period at the 1989 level, which for Canada implied a total fertility rate of 1.77 births per woman (Table 4.1). For each province, 1989 age-specific rates by five-year age group (15-19, ... ,45-49) were applied to the corresponding projected female age group populations to project total births in each year. These historical age-specific rates represent the proportion of women in particular age groups expected to give birth during any given year. Total births projected in the above manner were then split into male and female components using a constant male birth ratio. The fertility data used were the most recent available.[34]

Although there is some uncertainty about the future course of fertility, moderate fertility changes have little impact on potential demand projections since the children born would not head households until very late in the projection period, if at all. The 1988 total fertility rate of 1.69 births per woman was typical of the 1980's, but lower than the 1989 rate. An alternative set of projections produced using the lower 1988 rates did not differ significantly from the base projection: in particular, projected household formation was identical up until 2006 and fell short of the base projection in the 2006-11 period by only a thousand households a year. For the bulk of the projection period then, the principal impact of fertility changes will be on household size, not household growth.[35]

4.4 Life Expectancy (Survival Rates)

ASSUMPTION: Increasing life expectancy.

SOURCE: Statistics Canada projections supplied by the Demography Division.

Projected survival rates describe the proportion of each age-sex group expected to survive the year, and by implication, the proportion dying. Rates used were those developed by Statistics Canada for its own published population projections. These projected survival rates reflect expected increases in life expectancy in each province and territory (Table 4.1). For Canada, assumptions implicit in these rates provide for an increase in life expectancy at birth for males from 73.7 years in 1989 to 77.2 in 2011. For females, the corresponding projected increase is from 80.8 years in 1989 to 84.0 in 2011. Gains in life expectancy are projected to occur at a diminishing rate over time.

Table 4.1 - Projected Total Fertility Rate (TFR) & Life Expectancy at Birth

		---------Life Expectancy----------			
		(Male)		(Female)	
Province	TFR	1989	2011	1989	2011
NF	1.54	73.5	77.3	80.2	83.7
PEI	1.82	74.1	77.9	81.8	85.4
NS	1.67	72.9	76.3	80.3	83.5
NB	1.60	73.0	76.4	80.9	84.2
QU	1.61	73.0	76.4	80.6	83.8
ON	1.78	74.0	77.6	80.7	84.0
MA	1.96	74.1	77.5	80.7	83.8
SA	2.09	74.4	77.6	81.6	84.6
AL	2.00	74.1	77.3	81.2	84.1
BC	1.77	74.4	77.8	81.4	84.6
YU	2.04	70.1	75.0	76.5	81.9
NWT	2.96	70.1	75.0	76.5	81.9
CANADA	1.77	73.7	77.2	80.8	84.0

Source: Statistics Canada, Canadian Centre for Health Information (TFR) and Demography Division (life expectancy projections).

4.5 Immigration

ASSUMPTIONS: Low, medium, and high immigration assumptions.

SOURCE: CMHC projections (derived in part from official Statistics Canada projections supplied by the Demography Division).

Low, medium, and high immigration scenarios were developed (Table 4.2) with the following characteristics:

1) Low immigration scenario:

   Annual immigration is fixed at 200,000 throughout the projection period.

2) Medium (base) immigration scenario:

   Annual immigration rises to 250,000 in the 1992-93 census year and remains at that level for the balance of the projection period. The scenario reflects current annual government targets for 1991-95, which were converted to a census year (i.e. June-to-June) base by assuming the flow of immigrants would be evenly distributed over the course of the calendar year. The target level for 1995, the last year covered in the government's plan, was then maintained until the end of the projection period.

3) High immigration scenario:

   Annual immigration matches the base scenario through 1991-92, rises to a peak of 300,000 in the 1997-98 census year, and remains at that level until 2010-11. As with the medium scenario, calendar year government targets were converted to a census year base.

CMHC immigration scenarios relied on two elements of official Statistics Canada immigration projections:

1) To assign immigrants to specific provincial destinations within Canada, the Statistics Canada projected distribution of immigrants by province was applied to the projected immigration totals in Table 4.2. This distribution was arrived at by Statistics Canada through a combination of historical analysis of actual immigration patterns and consideration of factors that might cause the provincial distribution of immigrants in the future to differ from the historical pattern. One such factor is the recent agreement on immigration reached between Quebec and the

Table 4.2 - Low, Medium, and High Immigration Scenarios

Year(s)	LOW	MEDIUM	HIGH
1990-91	200,000	208,000	208,000
1991-92	200,000	233,000	233,000
1992-93	200,000	250,000	254,000
1993-94	200,000	250,000	264,000
1994-95	200,000	250,000	274,000
1995-96	200,000	250,000	284,000
1996-97	200,000	250,000	294,000
1997-98	200,000	250,000	300,000
All later years	200,000	250,000	300,000

Source: CMHC projections.

federal government, which aims to increase Quebec's share of total immigration in proportion to its share of total population. While roughly one quarter of Canada's population lives in Quebec, the province typically attracts only 15 to 20 percent of all immigrants. Under Statistics Canada assumptions, Quebec's share of total immigration rises to 23.5 percent in 1994-95, a high level by historical standards, but still short of the province's share of population.

2) The projected age-sex distribution of immigrants for each province, again the product of analysis by Statistics Canada of historical immigration flows, was used in CMHC projections to distribute the total immigration projected for each province by single year of age and sex.

4.6 Emigration

ASSUMPTION: Emigration is proportional to population.

SOURCE: Statistics Canada projections supplied by the Demography Division.

In published Statistics Canada projections, a constant fraction of the population is assumed to leave Canada for other countries each year: a

fixed emigration rate of .0025 was applied to the projected population. Emigration series used in CMHC projections were those used in Statistics Canada population projections derived from a high immigration assumption, under which immigration peaks at 200,000 in 1994-95. Because of higher projected immigration levels, CMHC population projections are higher than Statistics Canada projections. As a result, the implied emigration rate falls over time, but the drop is relatively minor. Even under the CMHC high immigration scenario, the implied emigration rate for the last projection year is just under .0024, not a large decrease from the constant rate used by Statistics Canada.[36]

Statistics Canada emigration projections disaggregate emigrants by single year of age and sex.

4.7 Interprovincial Migration

ASSUMPTIONS: Two scenarios, one favouring the West, the other the central provinces.

SOURCE: Statistics Canada Interprovincial Scenario C (Western) and Scenario A (Central), supplied by Demography Division.

1) Scenario C - This scenario assumes a partial return to the experience of 1977-81 when large migration flows to the West were recorded. It is particularly favourable to growth in Alberta and British Columbia. While it favours these two provinces, the projected westward flow is nonetheless relatively modest by comparison to the magnitude of the westward movement that occurred during the late 1970's and early 1980's, and by implication, Quebec and Ontario do not suffer the kind of net outflows that occurred then. In fact, Ontario still maintains a slight positive interprovincial balance under this scenario.

2) Scenario A - This scenario is particularly favourable to growth in Ontario, which was the principal magnet for interprovincial migration throughout much of the 1980's. Quebec, which has typically lost population to other provinces, also benefits since it enjoys moderate positive net interprovincial flows under this assumption. Although Alberta loses population to other provinces, projected net losses are not as severe as those of the mid-1980's. Despite the dominance of Ontario in this scenario, British Columbia, which usually gains population through interprovincial migration, manages to attract small net inflows from other provinces.

Both interprovincial migration scenarios disaggregate the number of migrants by single year of age and sex.

4.8 Net Migration

Net migration in each province was not projected directly but rather reflects different combinations of the above immigration, emigration, and interprovincial migration assumptions. Four different combinations of these component migration assumptions were used to generate projections. Low, medium, and high immigration scenarios were coupled with the western (Statistics Canada scenario C) interprovincial migration scenario, and the central interprovincial scenario (Statistics Canada A) was teamed with the medium immigration assumption. In view of the recent swing towards increased westward migration, the western interprovincial scenario was chosen as the base interprovincial assumption. Subtracting projected emigrants from projected immigrants and adding in the net number of interprovincial migrants yields the projected annual net migration averages depicted in Table 4.3 (net migration = international migration + interprovincial migration).

Table 4.3 - Average Annual Projected Net Migration (4 scenarios)

		SCENARIO			
Province	Period	Low/ Western	Base/ Western	High/ Western	Base/ Central
NF	1990-96	-3,590	-3,470	-3,430	-2,940
	1996-01	-3,510	-3,360	-3,210	-2,760
	2001-06	-2,920	-2,770	-2,620	-2,180
	2006-11	-2,310	-2,160	-2,010	-1,570
PEI	1990-96	-250	-210	-200	140
	1996-01	-350	-300	-260	60
	2001-06	-290	-240	-190	80
	2006-11	-210	-160	-110	100
NS	1990-96	710	1,110	1,240	2,300
	1996-01	1,050	1,550	2,030	2,840
	2001-06	1,020	1,520	2,020	2,750
	2006-11	1,050	1,550	2,050	2,640
NB	1990-96	-1,450	-1,210	-1,140	-160
	1996-01	-1,550	-1,250	-950	10
	2001-06	-1,190	-890	-590	110
	2006-11	-840	-540	-240	240
QU	1990-96	21,640	30,600	33,540	43,550
	1996-01	25,010	36,760	48,230	50,900
	2001-06	26,440	38,190	49,940	49,660
	2006-11	28,010	39,760	51,510	48,690
ON	1990-96	64,750	83,760	89,630	100,320
	1996-01	57,960	80,960	103,410	98,520
	2001-06	56,260	79,260	102,260	93,310
	2006-11	54,670	77,670	100,670	87,870
MA	1990-96	-400	1,010	1,450	3,180
	1996-01	930	2,680	4,380	4,940
	2001-06	1,620	3,370	5,120	5,130
	2006-11	2,260	4,010	5,760	5,370
SA	1990-96	-2,200	-1,520	-1,310	-5,470
	1996-01	390	1,240	2,070	-3,020
	2001-06	730	1,580	2,430	-2,090
	2006-11	1,030	1,880	2,730	-1,090
AL	1990-96	18,530	22,400	23,630	1,830
	1996-01	18,530	23,430	28,210	1,790
	2001-06	16,310	21,210	26,110	3,810
	2006-11	14,260	19,160	24,060	5,800

Continued on next page

Table 4.3 - Average Annual Projected Net Migration (4 scenarios) (Cont'd)

		SCENARIO			
Province	Period	Low/ Western	Base/ Western	High/ Western	Base/ Central
BC	1990-96	33,900	39,240	40,920	28,930
	1996-01	28,770	35,420	41,910	23,920
	2001-06	25,780	32,430	39,080	23,280
	2006-11	22,740	29,390	36,040	22.860
YU	1990-96	320	360	380	10
	1996-01	340	390	440	30
	2001-06	160	210	260	10
	2006-11	70	120	170	20
NWT	1990-96	-430	-390	-380	100
	1996-01	-450	-400	-350	130
	2001-06	-280	-230	-180	170
	2006-11	-170	-120	-70	200
CANADA	1990-96	131,520	171,690	184,360	171,760
	1996-01	127,120	177,120	225,920	177,360
	2001-06	123,660	173,660	223,660	174,050
	2006-11	120,550	170,550	220,550	171,120

Source: CMHC & Statistics Canada projections (see text for explanation).

4.9 Headship Rates

ASSUMPTIONS: Low, medium, and high scenarios (moderate projected changes).

SOURCE: 1986 census crosstabulations (Statistics Canada) and CMHC projections.

Historical developments and the general rationale underlying the medium (base) headship scenario have already been discussed in Section 2. Consequently, this section deals more with the mechanics than the substance of headship rate projection.

For each province, family and non-family headship rates were projected separately. Relative to the low scenario, the base and high are characterized by lower family headship rates and higher non-family and total headship rates (the sum of the family and non-family rates). In this instance, the rising total headship rate means that increased non-family household formation more than offsets decreased family household formation, resulting in higher overall levels of household formation under the medium and high scenarios.

1) Low headship rate scenario:

Headship rates were held constant at 1986 census levels. The scenario assumes that further headship rate declines beyond those that occurred between 1981 and 1986 are unlikely.

2) Medium (base) headship rate scenario:

Projected headship rates were based on the pattern of family and non-family headship rate changes between 1976 and 1986. The projected absolute change in headship rates between 1986 and 2011 was limited to half the absolute change recorded between 1976 and 1986.

The projection methodology was flexible. The basic increase or decrease derived from the historical data was amended in certain instances to take into account special factors, including the following:

- the highly negative impact between 1981 and 1986 of the recession, which depressed household formation in the young (15-34) age groups - projections assume a rebound in household formation in the affected groups;
- the projected increase in the proportion of the very old (85+) in the 75+ age group, which should moderate headship rate increases in this group since a high fraction of the very old will be housed collectively (in institutions);
- the characteristic patterns exhibited by family, non-family, and total headship rates across age groups. Thus, while the projection methodology focussed on projected changes

within age groups, effort was made to ensure that pronounced historical relationships across age groups were not thereby distorted.

The projected headship rate increase or decrease was distributed over the projection period so as to concentrate the change in the early years; that is, changes are assumed to occur at a diminishing rate. Specifically, 25 percent of the total change occurs in the first five years of the projection period, 47.5 in the first ten years, 67.5 in the first fifteen years, and 85 percent in the first twenty years. Projected rates for years between these five-year benchmarks were interpolated and smoothed using Sprague multipliers, a mathematical technique that produces a smooth curve between points.[37]

The diminishing rate assumption reflects the decreasing pace of headship rate growth during the 1971-86 period, described previously in Section 2, and also the argument presented there for a conservative headship rate growth assumption.

3) High headship rate scenario:

This scenario doubled the projected changes in the medium scenario.

Headship rates were projected for individual provinces but not for Canada as a whole; nonetheless, implied national headship rates can be calculated for a particular projection series by dividing the projected number of households headed by a given age group by the projected population in the same age group. Table 4.4 displays rates calculated in this manner from base population and household projections.

Table 4.4 - Projected Headship Rates, Canada, Medium Scenario

Age of Head	1986	1991	1996	2001	2006	2011
15-19	2.2%	2.3%	2.4%	2.5%	2.5%	2.6%
20-24	21.9%	22.3%	22.7%	23.1%	23.4%	23.7%
25-29	43.4%	43.6%	43.9%	44.1%	44.4%	44.6%
30-34	50.7%	51.0%	51.2%	51.4%	51.6%	51.8%
35-39	53.5%	53.9%	54.2%	54.4%	54.6%	54.8%
40-44	54.9%	55.3%	55.6%	55.9%	56.2%	56.4%
45-49	55.2%	55.5%	55.8%	56.1%	56.3%	56.5%
50-54	55.8%	56.2%	56.5%	56.8%	57.1%	57.3%
55-59	56.5%	56.8%	56.9%	57.1%	57.3%	57.4%
60-64	57.5%	57.5%	57.6%	57.6%	57.7%	57.7%
65-69	60.7%	60.7%	60.8%	60.9%	61.0%	61.0%
70-74	63.4%	63.6%	63.7%	63.8%	63.9%	64.0%
75+	57.2%	57.3%	57.4%	57.4%	57.4%	57.4%

Source: CMHC projections and Statistics Canada census crosstabulations (1986).

4.10 Family Composition

ASSUMPTION: Moderate projected changes in family composition.

SOURCE: CMHC projections.

Separate family composition assumptions for each province were used to disaggregate family household projections into component family types (couples without children, couples with children, lone parents, and multi-family households). In each age group, projections were based on changes in family composition occurring between 1976 and 1986, a period which saw an increasing fraction of families falling into the childless couple and lone parent categories and a corresponding drop in the frequency of couples with children. The total projected change in family composition was limited to half the absolute 1976-1986 change, a conservative assumption designed to complement the conservative methodology used in projecting headship rates. Once the projected family type distribution in each age group was established for the year 2011 using the above rule, the family type distribution for all other projection years was interpolated on a straight-line basis between 1986 census values and the 2011 projected values.

4.11 Tenure Choice

ASSUMPTION: Constant 1986 tenure pattern.

SOURCE: 1986 census crosstabulations (Statistics Canada).

Distinct tenure choice assumptions for each province were used to assign projected households to ownership and rental tenure groups. For each household type and age group combination, the probability of owning was derived from the 1986 census and used for all projection years (i.e. the probability was held constant at the 1986 level).[38] Thus, all told, the various factors influencing the choice to own or rent are assumed to produce the same tenure tendencies within demographic groups in the future as in 1986. Changes over time in the tenure composition of the demand projected therefore result not from projected changes in the behaviour of given household groups but rather from demographic change, namely year-to-year variation in the mix of household types and age groups projected.

It should be noted that census results refer to the stated tenure of the respondent not the type of building in which the respondent lived; thus, someone renting a unit in a condominium building would be classified as occupying a rental apartment, not a condominium unit.

4.12 Dwelling Type Choice

ASSUMPTION: Constant 1986 occupancy pattern.

SOURCE: 1986 census crosstabulations (Statistics Canada).

Separate dwelling type assumptions for each province were used to assign projected owners and renters to four specific dwelling type categories: single-detached dwellings, apartments (including units in buildings of five or more storeys and in buildings of less than five storeys), other multiples (including semi-detached, duplex, row, and single attached units), and moveable dwellings (including mobile homes and other moveable dwellings such as tents, trailers, and boats).[39] In each age, household type, and tenure category, the occupancy pattern obtained from the 1986 census was used for all projection years. Projected variation over time in the mix of dwelling types demanded therefore reflects projected demographic changes - in the projected mix of age groups, household types, and tenure groups - rather than changes in the dwelling type tendencies of particular groups.

4.13 Six Projections: A Summary

As described earlier, the six projection series are distinguished by different combinations of the two interprovincial migration, three immigration, and three headship scenarios. All other assumption are identical. Table 4.5 summarizes the full set of inputs for each projection.

Table 4.5 - Summary of Projection Inputs

INPUT	PROJECTION #1	#2	#3	#4	#5	#6
	Low	Low Immigr.	Base	High Immigr.	High	Central
Base Population	1986 census counts, 1987-90 postcensal estimates					
Fertility	1989 age-specific rates					
Life Expectancy	Statistics Canada projections					
Emigration	Statistics Canada projections					
Interprovincial * Migration	Western	Western	Western	Western	Western	Central
Immigration **	Low	Low	Medium	High	High	Medium
Headship Rates ***	Low	Medium	Medium	Medium	High	Medium
Family Composition	CMHC projections					
Tenure Choice	1986 census tenure pattern					
Dwelling Choice	1986 census dwelling type pattern					

* Statistics Canada projections.

** CMHC projections based in part on Statistics Canada projections (see text).

*** CMHC projections.

SECTION 5 CONCLUSION

This study investigates the potential impacts of future demographic changes on the level, composition, and location of housing demand in Canada. It describes a series of projections generated by the CMHC Potential Housing Demand Projection Model and provides rationales for the particular mix of assumptions used in base and alternative series. The discussion of the base projection also summarizes historical developments in an effort to provide a context against which to measure projection results. As well as the base projection, the text discusses the range delimited by low and high projections, the impacts of different immigration assumptions at both national and regional levels, and an example of regional effects produced by shifts in interprovincial migration.

Projection assumptions were selected to establish a most likely range for potential demand between 1986 and 2011, not an absolute high and low. Even with conservatively ranged assumptions, however, low and high projection series differ significantly. Moreover, actual household formation could deviate from the range covered by projections if, for example, headship rate growth or annual immigration were outside the range considered here. Given the increasing importance of immigration to population and household growth (Figure 2.5), the degree of correspondence between projections and actual developments will depend in part on how closely the housing consumption of immigrants in the future resembles that of the current population. For instance, a tendency among immigrants to live in larger than average households would, all else being equal, dampen household formation. In addition, interprovincial migration, always difficult to predict, will almost certainly deviate from the two patterns considered here. The two scenarios merely illustrate the kinds of impacts that shifts in population flows within Canada can have, but other plausible scenarios could be advanced.

Projections highlight demographic trends underlying household formation in the long-run, growth in the number of households being the major source of housing demand. As indicated previously, projections do not consider lesser non-demographic contributors to the requirement for new dwelling units, namely replacement of units lost from the housing stock and allowance for a normal level of vacancies (net replacement demand and vacancy allowance). Nor do projections attempt to adjust for the impacts of short-run cyclical variation in factors such as interest rates, housing prices, and economic growth, which individually or in combination can cause considerable deviation around the long-run trend.

Finally, as explained in Section 4, projections assume the various demographic subgroups will exhibit the same tenure and dwelling type tendencies in the future as they did in 1986. These historical tendencies could change in the future for a number of reasons. Long-run shifts in relative prices could at least partly counteract the impact of the changing demographic composition of the population. For example, projections based on the historical occupancy pattern might point towards a buildup in demand for a particular dwelling type, but the increase in demand would, all else being equal, increase the relative price of that option, forcing some households to consider other alternatives. Furthermore, any new housing options developed in the future would not be reflected in the historical occupancy pattern. For example, growing interest in housing options for seniors could lead to a greatly expanded range of choice for seniors in the future.

It is clear then that potential housing demand will depend upon a variety of factors. Knowledge of the impacts of some of these may be improved through research; for example, the housing consumption of immigrants and the economic determinants of headship rates could both be studied. Others, such as interprovincial migration flows, are likely to be more or less unpredictable in the long-run. Immigration levels will reflect government policy changes, as well as potentially unpredictable international developments. In light of the sensitivity of projections to changes in these variables, CMHC plans to continue monitoring demographic developments and improving the Potential Housing Demand Projection Model. Because of the uncertainty associated with making long-run projections, future updates of this study will again rely on a combination of up-to-date information and a carefully selected range of assumptions. Projections will be updated once 1991 census data are available.

Notes

1. An additional influence on the requirement for new dwelling units is mobility: a mobile population may require more housing than a stationary one since housing generally cannot be transferred from one location to another.

2. The western interprovincial migration scenario assumes a partial return to the heavy westward interprovincial migration of the late 1970's and early 1980's. For more detail on interprovincial and international migration projections, refer to Section 4.

3. All projections are on a June-to-June (census year) basis, not a calendar year basis. Thus, for example, figures given for 1991-96 refer to the period from June 1, 1991 to June 1, 1996.

4. While household growth is expected to be the major source of demand for new dwellings, situations could arise where it is not the dominant factor. In areas with minimal or even negative household growth, net replacement demand could account for the majority of the demand for new dwellings.

5. Comparisons of projected population growth to that of 1981-86 are complicated by the unusually high under-enumeration in the 1986 census. This undercounting reduced the 1986 census population count below what it would have been had 1986 census coverage matched levels attained in earlier censuses. With matching coverage, the estimated 1981-86 annual growth rate would be 1.07 percent, significantly higher than the rate in Table 2.1, which was calculated on the basis of actual (i.e. unadjusted) census counts.

6. Statistics Canada, Quarterly Demographic Statistics October-December 1990 Catalogue 91-002 Quarterly (Minister of Supply and Services Canada, 1991), p. 16.

7. Fertility, or the birth performance of a population, can be measured in a number of ways. Age-specific fertility rates describe the number

of live births occurring in a given year to women of a specific age, usually expressed per thousand women. A related and commonly cited measure, the total fertility rate is the sum of the age-specific rates observed for all the reproductive ages (usually 15-49). It describes the average number of children women would have if they gave birth during their reproductive years in accordance with the observed age-specific rates.

8. 1989 age-specific fertility rates were used to project births throughout the projection period. The future course of fertility rates is unclear, but debate over fertility levels has limited implications for potential housing demand projections, since individuals born during the projection period will not head households until at least fifteen or twenty years later. In the short-run then, fertility rates only have an impact on household size, not on the number of households formed. See Section 4 for a discussion of fertility assumptions.

9. Over the long-run, the projected natural increase provides only a rough indication of how population would grow in the absence of migration because natural increase is itself partly a reflection of the migration assumptions used. For example, a projected increase in immigration, all else being equal, will result in a rise in both births and deaths, since some of the additional immigrants will die and some will bear children. In such an instance, the net effect on the projected natural increase will depend on the relative sizes of the projected increases in births and deaths.

10. Comparisons of historical and projected contributions of natural increase and international migration to population growth are complicated by anomalies in emigration data. Emigration assumptions developed by Statistics Canada (see Section 4 for details on projection assumptions) are high relative to historical estimates, reducing net international migration projections below what they would be if projected emigration totals were closer to historical levels. Statistics Canada assumptions were apparently developed in the belief that official emigration estimates are too low.

11. The estimates of household size are computed by dividing total population by the total number of private households. The method actually slightly overestimates household size since those in collective dwellings (institutions, prisons, rooming houses etc.) are included in the total population.

12. From a more traditional, male dominant concept, the term head has come to mean the person, or one of the persons, responsible for paying household bills (the household maintainer).

13. Thirty-five percent of household growth between 1971 and 1981 occurred because of population growth, 36 percent because of changes in the population age distribution, and 29 percent because of changes in headship rates (the propensities for given age groups to form households).

14. Statistics Canada, Health Reports Supplement No.17 Divorces Catalogue 82-003S (Minister of Supply and Services Canada, 1991), p. 4; and tables supplied by Canadian Centre for Health Information, Statistics Canada.

15. Statistics Canada, Vital statistics Volume II Marriages and Divorces 1976 Catalogue 84-205 (Minister of Industry, Trade and Commerce, 1978), p. 6; and Statistics Canada, Marriages and divorces Vital statistics Volume II 1982 Catalogue 84-205 (Minister of Supply and Services Canada, 1983), p. 2.

16. O.B. Adams and D.N. Nagnur, Marriage, Divorce, and Mortality: A life table analysis for Canada and regions 1980-1982 Catalogue 84-536E (Minister of Supply and Services Canada, 1988), p. 11.

17. Statistics Canada, Historical labour force statistics Catalogue 71-201 (Minister of Supply and Services Canada, 1987), p. 239.

18. Statistics Canada, Life tables, Canada and provinces 1980-1982 Catalogue 84-532 (Minister of Supply and Services Canada, 1984), pp. 18-20.

19. See note 13 regarding the relative contributions of population growth, changes in the population age distribution, and headship rate changes to household growth.

20. Statistics Canada, Shelf Tables Marriages and Divorces Vital Statistics 1986 (n.p., n.d.), p. 5.

21. According to census data, the number of couples increased between 1981 and 1986 by about 270,000, of which 130,000 were common-law couples.

22. Adams and Nagnur, p. 20.

23. For more information on projected headship rates, refer to Section 4.

24. As with population projections, the extent of this recovery is exaggerated by the previously described problem with high undercoverage in the 1986 census, which reduced 1986 census household counts (and household formation figures derived from those counts) below what they would have been had coverage achieved by the 1986 census matched that of earlier censuses. Nevertheless, even assuming matching coverage on the 1986 census, revised household formation estimates for the 1981-86 period (165,000-170,000 per year if the total headship rate remained at the 1986 census level) would still fall well short of the projected level for 1986-91 (192,800) in Table 2.6.

25. For more information on headship rate and family composition projections, see Section 4.

26. Recall that projections are based on household growth alone and do not therefore take into account the need to replace units lost from the existing housing stock and to allow for a normal level of vacancies.

27. It should be noted that the projection methodology makes no distinction between the immigrant and non-immigrant components of the population; for example, separate headship rate assumptions were

not developed for the two groups. Instead, assumptions were based on historical tendencies exhibited by the population as a whole. Since the population at any given time contains a mixture of immigrants and non-immigrants, such assumptions reflect the combined impacts of the two groups. Technically, immigrants are assumed to adopt the tendencies of the general population as soon as they enter Canada.

28. In 1990, 18.9 percent of all immigrants settled in Quebec (Statistics Canada, Quarterly Demographic Statistics, p.16). Projections assume this fraction will rise to 23.5 percent by 1994-95, still less than Quebec's share of the total population of Canada (25.8 percent in 1986), but quite favourable by historical standards. A recent agreement between Quebec and the federal goverment aims to increase the fraction of immigrants going to Quebec in proportion to its share of population and, furthermore, permits the province to exceed this fraction by five percentage points. See Section 4 for more information on immigration projections.

29. Table 3.6 clearly shows that the choice of interprovincial migration scenario makes little difference to population projections for Canada as a whole since projected immigration levels are identical under the two interprovincial migration assumptions.

30. Again, the projected decline in Quebec's share of Canadian population comes under relatively favourable immigration assumptions. See note 28.

31. Where the source for projection assumptions is listed as Statistics Canada projections, the projections in question are those published in 1990 (Statistics Canada. Population Projections for Canada, Provinces and Territories 1989-2011. Catalogue 91-520. Minister of Supply and Services Canada, 1990).

32. For June 1 postcensal estimates, see Statistics Canada, Postcensal annual estimates of population by marital status, age, sex and components of growth for Canada, provinces and territories, June 1,

1990 Catalogue 91-210 (Minister of Supply and Services Canada, 1990).

33. The estimated undercoverage rate for the 1986 Census was 3.38 percent, compared to 2.01 percent for the 1981 census. Although postcensal population estimates for 1987, 1988, 1989, and 1990 were not adjusted for the general underenumeration, they were adjusted (by Statistics Canada) for underenumeration of the native population. The inclusion of the native population in postcensal estimates introduces a discontinuity between 1986 census data and 1987 estimates, which will have a minor impact on demand projections for 1986-87.

34. 1989 fertility estimates were supplied in advance of publication by the Canadian Centre for Health Information, Statistics Canada.

35. The projected population in 2011 was 340,000 lower using 1988 fertility rates than in the base projection. The lower projected population meant a slightly smaller average household size, 2.44 versus 2.46 under the base scenario.

36. A further argument against inflating emigration projections to reflect larger projected populations was that Statistics Canada emigration projections are already noticeably higher than its own historical emigration estimates.

37. For more on Sprague multipliers and other interpolation techniques, consult Henry S. Shryock, Jacob S. Siegel, and Associates, The Methods and Materials of Demography (Washington, D.C.: U.S. Government Printing Office, 1980), pp. 681-702.

38. The on reserve tenure category added in the 1986 census was ignored. The tenure pattern used to assign households to tenure groups was based only on those households specifically counted as either renters or owners in the 1986 census.

39. For full information on dwelling type definitions, readers should consult 1986 census documentation.

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APPENDIX TABLES

APPENDIX NOTES

Appendix tables are split into two appendices: Appendix A and Appendix B.

Tables in Appendix A summarize projection results for Canada, the provinces, and the territories for all six projection series. Tables are grouped by geographic area to facilitate comparison of the different series. All results have been rounded to the nearest hundred. Because of rounding, subtotals may not sum exactly to the totals listed. In addition, certain relatively rare household and dwelling categories (e.g. multi-family households, moveable dwellings) may show up as zeros, particularly in the smaller provinces and territories. A zero does not mean absolutely no demand by a particular group or for a particular dwelling type but rather that projected demand was sufficiently small (i.e. less than 50) that rounding reduced it to zero.

Tables in Appendix B describe the age distribution of projected population and households under the base scenario. Comparable tables are not provided for the other five scenarios but are available on request.

APPENDIX A

APPENDIX A

Area: CANADA
Projection: 01 (LOW) (all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	25,309.3	8,991.7	2,356.7	6,635.0	2,130.9	3,604.0	802.9	97.1
1991	26,920.8	9,900.9	2,572.9	7,328.0	2,330.3	3,983.7	907.8	106.2
1996	28,503.0	10,738.9	2,786.3	7,952.6	2,531.4	4,297.5	1,008.2	115.5
2001	29,903.7	11,500.0	3,005.2	8,494.7	2,746.1	4,526.8	1,097.9	124.0
2006	31,151.3	12,212.4	3,238.1	8,974.3	3,013.0	4,658.0	1,171.1	132.2
2011	32,283.9	12,890.1	3,492.2	9,397.9	3,297.4	4,729.9	1,231.9	138.8

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	181.9	43.3	138.6	39.9	75.9	21.0	1.8
1991-96	167.6	42.7	124.9	40.2	62.8	20.1	1.9
1996-01	152.2	43.8	108.4	42.9	45.9	17.9	1.7
2001-06	142.5	46.6	95.9	53.4	26.2	14.6	1.6
2006-11	135.5	50.8	84.7	56.9	14.4	12.1	1.3

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	103.5	7.5	12.5	1.7	125.1
	Renter	8.8	38.2	9.6	.2	56.7
	Total	112.2	45.7	22.0	1.9	181.9
1991-96	Owner	102.0	7.1	11.3	1.5	121.8
	Renter	7.1	31.3	7.2	.2	45.8
	Total	109.0	38.4	18.5	1.7	167.6
1996-01	Owner	92.0	6.5	10.1	1.4	109.9
	Renter	6.2	29.6	6.3	.1	42.3
	Total	98.2	36.1	16.4	1.5	152.2
2001-06	Owner	82.1	6.0	9.3	1.5	98.9
	Renter	6.1	30.9	6.4	.2	43.6
	Total	88.2	36.9	15.7	1.6	142.5
2006-11	Owner	73.9	5.9	8.1	1.4	89.3
	Renter	5.9	33.7	6.4	.2	46.2
	Total	79.9	39.5	14.5	1.6	135.5

APPENDIX A

Area: CANADA
Projection: #2 (LOW IMMIGRATION) (all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	25,309.3	8,991.7	2,356.7	6,635.0	2,130.9	3,604.0	802.9	97.1
1991	26,920.8	9,952.6	2,659.6	7,293.0	2,316.7	3,967.3	903.2	105.8
1996	28,503.0	10,845.8	2,957.1	7,888.7	2,505.7	4,268.7	999.6	114.8
2001	29,903.7	11,662.0	3,255.6	8,406.4	2,708.9	4,489.0	1,085.5	123.0
2006	31,151.3	12,424.7	3,562.9	8,861.8	2,964.1	4,611.6	1,155.0	131.0
2011	32,283.9	13,145.8	3,886.4	9,259.4	3,235.9	4,674.4	1,211.7	137.4

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	192.2	60.6	131.6	37.2	72.7	20.1	1.7
1991-96	178.6	59.5	119.1	37.8	60.3	19.3	1.8
1996-01	163.2	59.7	103.5	40.6	44.1	17.2	1.7
2001-06	152.5	61.5	91.1	51.1	24.5	13.9	1.6
2006-11	144.2	64.7	79.5	54.4	12.6	11.3	1.3

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	103.5	8.0	12.6	1.8	125.9
	Renter	9.4	46.4	10.4	.2	66.3
	Total	112.9	54.4	23.0	2.0	192.2
1991-96	Owner	102.7	7.6	11.5	1.6	123.4
	Renter	7.7	39.2	8.1	.2	55.2
	Total	110.4	46.9	19.6	1.8	178.6
1996-01	Owner	93.2	7.0	10.4	1.4	112.1
	Renter	6.8	37.1	7.1	.2	51.2
	Total	100.0	44.1	17.5	1.6	163.2
2001-06	Owner	83.2	6.5	9.5	1.5	100.8
	Renter	6.6	37.8	7.1	.2	51.8
	Total	89.8	44.3	16.7	1.7	152.5
2006-11	Owner	74.5	6.3	8.3	1.5	90.6
	Renter	6.4	40.0	7.0	.2	53.6
	Total	80.9	46.2	15.4	1.7	144.2

APPENDIX A

Area: CANADA
Projection: 83 (BASE) (all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	25,309.3	8,991.7	2,356.7	6,635.0	2,130.9	3,604.0	802.9	97.1
1991	26,928.8	9,955.3	2,660.4	7,295.0	2,317.4	3,968.4	903.4	105.9
1996	28,753.1	10,934.0	2,982.2	7,951.8	2,526.2	4,302.4	1,007.5	115.7
2001	30,436.0	11,854.6	3,310.2	8,544.4	2,752.2	4,563.8	1,103.4	125.0
2006	31,984.0	12,731.0	3,649.3	9,081.7	3,031.1	4,732.2	1,184.4	134.0
2011	33,428.7	13,572.5	4,006.4	9,566.1	3,327.9	4,842.8	1,253.8	141.6

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	192.8	60.7	132.0	37.3	72.9	20.1	1.7
1991-96	195.7	64.4	131.4	41.8	66.8	20.8	2.0
1996-01	184.1	65.6	118.5	45.2	52.3	19.2	1.9
2001-06	175.3	67.8	107.5	55.8	33.7	16.2	1.8
2006-11	168.3	71.4	96.9	59.4	22.1	13.9	1.5

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	103.8	8.0	12.7	1.8	126.2
	Renter	9.4	46.5	10.4	.2	66.5
	Total	113.2	54.5	23.1	2.0	192.8
1991-96	Owner	110.6	8.2	12.6	1.8	133.2
	Renter	8.9	44.1	9.4	.2	62.5
	Total	119.5	52.3	22.0	2.0	195.7
1996-01	Owner	103.3	7.7	11.7	1.6	124.4
	Renter	8.2	42.8	8.6	.2	59.7
	Total	111.4	50.5	20.3	1.9	184.1
2001-06	Owner	94.6	7.3	11.0	1.8	114.7
	Renter	8.0	43.7	8.6	.2	60.6
	Total	102.6	51.1	19.7	2.0	175.3
2006-11	Owner	87.0	7.2	9.9	1.7	105.8
	Renter	7.8	46.0	8.6	.2	62.5
	Total	94.7	53.2	18.5	1.9	168.3

APPENDIX A

Area: CANADA

Projection: 04 (HIGH IMMIGRATION) (all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	25,309.3	8,991.7	2,356.7	6,635.0	2,130.9	3,604.0	802.9	97.1
1991	26,928.8	9,955.3	2,660.4	7,295.0	2,317.4	3,968.4	903.4	105.9
1996	28,830.3	10,960.9	2,990.0	7,970.9	2,532.5	4,312.6	1,009.9	115.9
2001	30,773.7	11,975.5	3,345.2	8,630.3	2,779.9	4,609.8	1,114.5	126.2
2006	32,610.4	12,960.0	3,715.0	9,244.9	3,082.0	4,820.5	1,206.1	136.3
2011	34,359.8	13,917.9	4,104.8	9,813.1	3,402.9	4,977.6	1,287.6	145.0

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	192.8	60.7	132.0	37.3	72.9	20.1	1.7
1991-96	201.1	65.9	135.2	43.0	68.8	21.3	2.0
1996-01	202.9	71.0	131.9	49.5	59.4	20.9	2.0
2001-06	196.9	74.0	122.9	60.4	42.1	18.3	2.0
2006-11	191.6	78.0	113.6	64.2	31.4	16.3	1.7

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	103.8	8.0	12.7	1.8	126.2
	Renter	9.4	46.5	10.4	.2	66.5
	Total	113.2	54.5	23.1	2.0	192.8
1991-96	Owner	113.1	8.4	12.9	1.8	136.3
	Renter	9.3	45.6	9.8	.2	64.9
	Total	122.4	54.0	22.7	2.0	201.1
1996-01	Owner	112.0	8.4	12.9	1.8	135.1
	Renter	9.4	48.1	10.0	.3	67.8
	Total	121.4	56.5	22.9	2.1	202.9
2001-06	Owner	105.0	8.1	12.4	2.0	127.5
	Renter	9.4	49.6	10.2	.3	69.4
	Total	114.4	57.7	22.6	2.2	196.9
2006-11	Owner	98.7	8.1	11.4	1.9	120.1
	Renter	9.1	52.0	10.1	.3	71.5
	Total	107.8	60.0	21.5	2.2	191.6

APPENDIX A

Area: CANADA
Projection: B5 (HIGH) (all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	25,309.3	8,991.7	2,356.7	6,635.0	2,130.9	3,604.0	802.9	97.1
1991	26,928.8	10,006.9	2,746.5	7,260.4	2,303.9	3,952.2	898.8	105.5
1996	28,830.5	11,066.8	3,160.8	7,906.0	2,506.4	4,283.2	1,001.1	115.3
2001	30,773.7	12,137.7	3,600.0	8,537.7	2,741.1	4,569.9	1,101.5	125.2
2006	32,610.4	13,175.4	4,051.3	9,124.1	3,030.2	4,770.1	1,188.8	135.0
2011	34,359.8	14,181.6	4,519.4	9,662.2	3,337.0	4,916.1	1,265.6	143.5

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	203.1	78.0	125.1	34.6	69.6	19.2	1.7
1991-96	212.0	82.9	129.1	40.5	66.2	20.5	2.0
1996-01	214.2	87.8	126.3	46.9	57.3	20.1	2.0
2001-06	207.5	90.3	117.3	57.8	40.0	17.5	2.0
2006-11	201.2	93.6	107.6	61.4	29.2	15.4	1.7

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	103.9	8.5	12.8	1.9	127.0
	Renter	10.0	54.6	11.2	.2	76.0
	Total	113.8	63.1	24.0	2.1	203.1
1991-96	Owner	113.8	8.9	13.2	1.9	137.8
	Renter	9.9	53.5	10.6	.3	74.2
	Total	123.7	62.4	23.8	2.1	212.0
1996-01	Owner	113.1	8.9	13.2	1.9	137.2
	Renter	10.0	55.9	10.8	.3	77.0
	Total	123.1	64.8	24.0	2.2	214.2
2001-06	Owner	106.0	8.6	12.7	2.1	129.4
	Renter	9.9	57.1	10.9	.3	78.2
	Total	116.0	65.7	23.6	2.3	207.5
2006-11	Owner	99.3	8.5	11.7	2.0	121.5
	Renter	9.6	59.1	10.8	.3	79.8
	Total	108.9	67.6	22.4	2.3	201.2

APPENDIX A

Area: CANADA
Projection: 86 (CENTRAL) (all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	25,309.3	8,991.7	2,356.7	6,635.0	2,130.9	3,604.0	802.9	97.1
1991	26,928.8	9,955.0	2,660.1	7,294.9	2,317.3	3,968.4	903.4	105.9
1996	28,752.5	10,929.1	2,978.8	7,950.3	2,524.5	4,302.5	1,007.7	115.7
2001	30,433.6	11,846.4	3,304.2	8,542.2	2,748.3	4,564.9	1,104.1	125.0
2006	31,979.3	12,720.9	3,641.4	9,079.4	3,024.3	4,735.2	1,185.8	134.1
2011	33,421.7	13,561.5	3,997.3	9,564.3	3,317.7	4,848.6	1,256.2	141.8

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	192.7	60.7	132.0	37.3	72.9	20.1	1.7
1991-96	194.8	63.7	131.1	41.4	66.8	20.9	2.0
1996-01	183.5	65.1	118.4	44.8	52.5	19.3	1.9
2001-06	174.9	67.4	107.5	55.2	34.1	16.4	1.8
2006-11	168.1	71.2	97.0	58.7	22.7	14.1	1.5

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	103.7	8.0	12.7	1.8	126.2
	Renter	9.3	46.6	10.4	.2	66.5
	Total	113.0	54.6	23.1	2.0	192.7
1991-96	Owner	109.2	8.5	13.0	1.5	132.3
	Renter	8.1	45.2	9.1	.2	62.5
	Total	117.4	53.7	22.1	1.6	194.8
1996-01	Owner	101.7	8.1	12.3	1.4	123.4
	Renter	7.5	44.0	8.4	.2	60.1
	Total	109.1	52.2	20.7	1.5	183.5
2001-06	Owner	93.1	7.7	11.5	1.5	113.8
	Renter	7.5	44.9	8.5	.2	61.1
	Total	100.5	52.6	20.0	1.7	174.9
2006-11	Owner	85.6	7.5	10.3	1.5	105.0
	Renter	7.4	47.0	8.5	.2	63.2
	Total	93.0	54.6	18.9	1.7	168.1

APPENDIX A

Area: NEWFOUNDLAND
Projection: 01 (LOW)

(all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	568.3	159.1	21.5	137.6	28.0	91.5	13.8	4.4
1991	574.8	173.6	23.3	150.4	30.1	100.3	15.4	4.6
1996	574.9	186.4	25.0	161.4	32.4	107.1	17.1	4.9
2001	572.3	196.2	26.7	169.5	34.8	111.0	18.6	5.1
2006	567.7	203.4	28.7	174.7	37.7	111.9	19.8	5.3
2011	561.8	208.8	30.9	177.9	40.9	110.9	20.8	5.3

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	2.9	.4	2.5	.4	1.8	.3	.0
1991-96	2.6	.4	2.2	.5	1.4	.3	.1
1996-01	1.9	.3	1.6	.5	.8	.3	.0
2001-06	1.4	.4	1.1	.6	.2	.2	.0
2006-11	1.1	.5	.6	.6	-.2	.2	.0

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	2.2	.0	.2	.0	2.5
	Renter	.1	.1	.2	.0	.4
	Total	2.3	.1	.4	.0	2.9
1991-96	Owner	2.1	.0	.2	.0	2.3
	Renter	.1	.1	.1	.0	.2
	Total	2.2	.1	.3	.0	2.6
1996-01	Owner	1.7	.0	.2	.0	1.9
	Renter	.0	.0	.0	.0	.1
	Total	1.7	.0	.2	.0	1.9
2001-06	Owner	1.3	.0	.1	.0	1.5
	Renter	.0	.0	.0	.0	.0
	Total	1.3	.0	.1	.0	1.4
2006-11	Owner	1.0	.0	.1	.0	1.1
	Renter	.0	.0	.0	.0	.0
	Total	1.0	.0	.1	.0	1.1

APPENDIX A

Area: NEWFOUNDLAND
Projection: #2 (LOW IMMIGRATION) (all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	568.3	159.1	21.5	137.6	28.0	91.5	13.8	4.4
1991	574.8	174.5	24.3	150.2	30.0	100.2	15.4	4.6
1996	574.9	188.3	27.0	161.3	32.3	107.0	17.1	4.9
2001	572.3	198.9	29.5	169.4	34.7	111.0	18.6	5.1
2006	567.7	207.0	32.2	174.8	37.6	112.1	19.8	5.3
2011	561.8	213.2	35.1	178.1	40.8	111.1	20.8	5.4

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	3.1	.6	2.5	.4	1.8	.3	.0
1991-96	2.7	.5	2.2	.5	1.4	.3	.1
1996-01	2.1	.5	1.6	.5	.8	.3	.0
2001-06	1.6	.5	1.1	.6	.2	.3	.0
2006-11	1.2	.6	.7	.6	-.2	.2	.0

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	2.3	.0	.2	.0	2.6
	Renter	.1	.2	.2	.0	.5
	Total	2.4	.2	.5	.0	3.1
1991-96	Owner	2.2	.0	.2	.0	2.4
	Renter	.1	.1	.1	.0	.3
	Total	2.3	.1	.3	.0	2.7
1996-01	Owner	1.8	.0	.2	.0	2.0
	Renter	.0	.1	.0	.0	.1
	Total	1.8	.1	.2	.0	2.1
2001-06	Owner	1.4	.0	.1	.0	1.6
	Renter	.0	.0	.0	.0	.0
	Total	1.4	.1	.1	.0	1.6
2006-11	Owner	1.1	.0	.1	.0	1.2
	Renter	.0	.1	.0	.0	.0
	Total	1.1	.1	.1	.0	1.2

APPENDIX A

Area: NEWFOUNDLAND
Projection: 03 (BASE)

(all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	568.3	159.1	21.5	137.6	28.0	91.5	13.8	4.4
1991	574.8	174.5	24.3	150.2	30.0	100.2	15.4	4.6
1996	575.7	188.5	27.0	161.5	32.3	107.2	17.1	4.9
2001	573.8	199.4	29.5	169.9	34.8	111.3	18.6	5.1
2006	570.2	207.8	32.3	175.5	37.7	112.6	19.9	5.3
2011	565.2	214.3	35.3	179.1	40.9	111.9	20.9	5.4

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	3.1	.6	2.5	.4	1.8	.3	.0
1991-96	2.8	.5	2.2	.5	1.4	.3	.1
1996-01	2.2	.5	1.7	.5	.8	.3	.1
2001-06	1.7	.5	1.1	.6	.3	.3	.0
2006-11	1.3	.6	.7	.6	-.2	.2	.0

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	2.3	.0	.2	.0	2.6
	Renter	.1	.2	.2	.0	.5
	Total	2.4	.2	.5	.0	3.1
1991-96	Owner	2.2	.0	.2	.0	2.5
	Renter	.1	.1	.1	.0	.3
	Total	2.3	.1	.3	.0	2.8
1996-01	Owner	1.9	.0	.2	.0	2.1
	Renter	.0	.1	.0	.0	.1
	Total	1.9	.1	.2	.0	2.2
2001-06	Owner	1.5	.0	.1	.0	1.6
	Renter	.0	.0	.0	.0	.0
	Total	1.5	.1	.1	.0	1.7
2006-11	Owner	1.2	.0	.1	.0	1.3
	Renter	.0	.1	.0	.0	.0
	Total	1.1	.1	.1	.0	1.3

APPENDIX A

Area: NEWFOUNDLAND
Projection: 04 (HIGH IMMIGRATION) (all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	568.3	159.1	21.5	137.6	28.0	91.5	13.8	4.4
1991	574.8	174.5	24.3	150.2	30.0	100.2	15.4	4.6
1996	575.9	188.6	27.0	161.5	32.3	107.2	17.1	4.9
2001	574.8	199.8	29.6	170.2	34.9	111.5	18.6	5.1
2006	571.9	208.5	32.4	176.1	37.8	113.0	20.0	5.3
2011	567.7	215.3	35.4	179.9	41.1	112.4	21.0	5.4

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	3.1	.6	2.5	.4	1.8	.3	.0
1991-96	2.8	.5	2.3	.5	1.4	.3	.1
1996-01	2.2	.5	1.7	.5	.9	.3	.1
2001-06	1.7	.6	1.2	.6	.3	.3	.0
2006-11	1.4	.6	.8	.7	-.1	.2	.0

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	2.3	.0	.2	.0	2.6
	Renter	.1	.2	.2	.0	.5
	Total	2.4	.2	.5	.0	3.1
1991-96	Owner	2.2	.0	.2	.0	2.5
	Renter	.1	.1	.1	.0	.3
	Total	2.3	.1	.3	.0	2.8
1996-01	Owner	1.9	.0	.2	.0	2.1
	Renter	.0	.1	.1	.0	.1
	Total	1.9	.1	.2	.0	2.2
2001-06	Owner	1.5	.0	.1	.0	1.7
	Renter	.0	.0	.0	.0	.1
	Total	1.5	.1	.2	.0	1.7
2006-11	Owner	1.2	.0	.1	.0	1.3
	Renter	.0	.1	.0	.0	.0
	Total	1.2	.1	.1	.0	1.4

APPENDIX A

Area: NEWFOUNDLAND
Projection: #5 (HIGH)

(all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	568.3	159.1	21.5	137.6	28.0	91.5	13.8	4.4
1991	574.8	175.4	25.3	150.1	29.9	100.1	15.4	4.6
1996	575.9	190.4	29.0	161.4	32.2	107.1	17.1	4.9
2001	574.8	202.5	32.4	170.1	34.7	111.6	18.6	5.1
2006	571.9	212.0	35.9	176.1	37.7	113.1	20.0	5.3
2011	567.7	219.7	39.7	180.1	41.0	112.7	21.0	5.4

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	3.3	.8	2.5	.4	1.7	.3	.0
1991-96	3.0	.7	2.3	.5	1.4	.3	.1
1996-01	2.4	.7	1.7	.5	.9	.3	.1
2001-06	1.9	.7	1.2	.6	.3	.3	.0
2006-11	1.5	.8	.8	.7	-.1	.2	.0

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	2.4	.0	.2	.0	2.7
	Renter	.2	.2	.3	.0	.6
	Total	2.5	.2	.5	.0	3.3
1991-96	Owner	2.3	.0	.2	.0	2.6
	Renter	.1	.1	.2	.0	.4
	Total	2.4	.2	.4	.0	3.0
1996-01	Owner	2.0	.0	.2	.0	2.2
	Renter	.0	.1	.1	.0	.2
	Total	2.0	.1	.3	.0	2.4
2001-06	Owner	1.6	.0	.2	.0	1.8
	Renter	.0	.1	.0	.0	.1
	Total	1.6	.1	.2	.0	1.9
2006-11	Owner	1.3	.0	.1	.0	1.4
	Renter	.0	.1	.0	.0	.1
	Total	1.3	.1	.1	.0	1.5

APPENDIX A

Area: NEWFOUNDLAND
Projection: 06 (CENTRAL) (all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	568.3	159.1	21.5	137.6	28.0	91.5	13.8	4.4
1991	575.0	174.5	24.3	150.2	30.0	100.2	15.4	4.6
1996	579.1	189.1	27.1	162.0	32.4	107.6	17.2	4.9
2001	581.0	201.3	29.8	171.5	35.0	112.6	18.8	5.1
2006	581.4	211.2	32.6	178.6	38.1	114.9	20.2	5.4
2011	580.5	219.3	35.8	183.6	41.5	115.2	21.4	5.5

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	3.1	.6	2.5	.4	1.8	.3	.0
1991-96	2.9	.6	2.4	.5	1.5	.3	.1
1996-01	2.4	.5	1.9	.5	1.0	.3	.1
2001-06	2.0	.6	1.4	.6	.5	.3	.0
2006-11	1.6	.6	1.0	.7	.1	.2	.0

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	2.3	.0	.2	.0	2.6
	Renter	.1	.2	.2	.0	.5
	Total	2.4	.2	.5	.0	3.1
1991-96	Owner	2.3	.0	.2	.0	2.5
	Renter	.1	.1	.2	.0	.4
	Total	2.4	.1	.4	.0	2.9
1996-01	Owner	2.0	.0	.2	.0	2.2
	Renter	.0	.1	.1	.0	.2
	Total	2.0	.1	.3	.0	2.4
2001-06	Owner	1.7	.0	.2	.0	1.9
	Renter	.0	.1	.0	.0	.1
	Total	1.7	.1	.2	.0	2.0
2006-11	Owner	1.4	.0	.1	.0	1.6
	Renter	.0	.1	.0	.0	.1
	Total	1.4	.1	.2	.0	1.6

APPENDIX A

Area: PRINCE EDWARD ISLAND
Projection: #1 (LOW)

(all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	126.6	40.7	9.1	31.6	8.7	18.8	3.8	.5
1991	131.6	43.9	9.6	34.3	9.1	20.6	4.2	.5
1996	134.1	46.3	10.1	36.2	9.5	21.7	4.5	.5
2001	135.7	48.2	10.6	37.6	10.0	22.3	4.8	.5
2006	136.8	50.0	11.2	38.8	10.8	22.5	5.0	.5
2011	137.9	51.9	12.0	39.9	11.6	22.5	5.3	.5

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	.6	.1	.5	.1	.4	.1	.0
1991-96	.5	.1	.4	.1	.2	.1	.0
1996-01	.4	.1	.3	.1	.1	.1	.0
2001-06	.4	.1	.2	.2	.0	.1	.0
2006-11	.4	.2	.2	.2	.0	.0	.0

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	.5	.0	.0	.0	.5
	Renter	.0	.1	.0	.0	.1
	Total	.5	.1	.1	.0	.6
1991-96	Owner	.4	.0	.0	.0	.4
	Renter	.0	.0	.0	.0	.1
	Total	.4	.0	.0	.0	.5
1996-01	Owner	.3	.0	.0	.0	.3
	Renter	.0	.0	.0	.0	.0
	Total	.3	.0	.0	.0	.4
2001-06	Owner	.3	.0	.0	.0	.3
	Renter	.0	.0	.0	.0	.1
	Total	.3	.0	.0	.0	.4
2006-11	Owner	.3	.0	.0	.0	.3
	Renter	.0	.0	.0	.0	.1
	Total	.3	.1	.0	.0	.4

APPENDIX A

Area: PRINCE EDWARD ISLAND

Projection: 02 (LOW IMMIGRATION) (all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	126.6	40.7	9.1	31.6	8.7	18.8	3.8	.5
1991	131.6	44.2	9.9	34.3	9.0	20.6	4.2	.5
1996	134.1	46.8	10.7	36.1	9.5	21.7	4.5	.5
2001	135.7	49.0	11.5	37.5	9.9	22.4	4.8	.5
2006	136.8	51.1	12.4	38.7	10.6	22.6	5.0	.5
2011	137.9	53.1	13.4	39.7	11.4	22.6	5.2	.5

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	.7	.2	.5	.1	.4	.1	.0
1991-96	.5	.2	.4	.1	.2	.1	.0
1996-01	.4	.2	.3	.1	.1	.1	.0
2001-06	.4	.2	.2	.1	.0	.1	.0
2006-11	.4	.2	.2	.2	.0	.0	.0

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	.5	.0	.0	.0	.5
	Renter	.0	.1	.0	.0	.2
	Total	.5	.1	.1	.0	.7
1991-96	Owner	.4	.0	.0	.0	.4
	Renter	.0	.0	.0	.0	.1
	Total	.4	.1	.0	.0	.5
1996-01	Owner	.3	.0	.0	.0	.4
	Renter	.0	.0	.0	.0	.1
	Total	.4	.0	.0	.0	.4
2001-06	Owner	.3	.0	.0	.0	.3
	Renter	.0	.1	.0	.0	.1
	Total	.3	.1	.0	.0	.4
2006-11	Owner	.3	.0	.0	.0	.3
	Renter	.0	.1	.0	.0	.1
	Total	.3	.1	.0	.0	.4

APPENDIX A

Area: PRINCE EDWARD ISLAND
Projection: 83 (BASE) (all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	126.6	40.7	9.1	31.6	8.7	18.8	3.8	.5
1991	131.6	44.2	9.9	34.3	9.0	20.6	4.2	.5
1996	134.3	46.9	10.7	36.2	9.5	21.7	4.5	.5
2001	136.2	49.2	11.5	37.7	9.9	22.5	4.8	.5
2006	137.7	51.4	12.5	38.9	10.7	22.7	5.[illegible]	.5
2011	139.1	53.5	13.5	40.0	11.5	22.8	5.3	.5

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	.7	.2	.5	.1	.4	.1	.0
1991-96	.5	.2	.4	.1	.2	.1	.0
1996-01	.5	.2	.3	.1	.1	.1	.0
2001-06	.4	.2	.3	.1	.1	.1	.0
2006-11	.4	.2	.2	.2	.0	.0	.0

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	.5	.0	.0	.0	.5
	Renter	.0	.1	.0	.0	.2
	Total	.5	.1	.1	.0	.7
1991-96	Owner	.4	.0	.0	.0	.5
	Renter	.0	.0	.0	.0	.1
	Total	.4	.1	.0	.0	.5
1996-01	Owner	.4	.0	.0	.0	.4
	Renter	.0	.0	.0	.0	.1
	Total	.4	.1	.0	.0	.5
2001-06	Owner	.3	.0	.0	.0	.3
	Renter	.0	.1	.0	.0	.1
	Total	.3	.1	.0	.0	.4
2006-11	Owner	.3	.0	.0	.0	.3
	Renter	.0	.1	.0	.0	.1
	Total	.3	.1	.0	.0	.4

APPENDIX A

Area: PRINCE EDWARD ISLAND
Projection: 84 (HIGH IMMIGRATION) (all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	126.6	40.7	9.1	31.6	8.7	18.8	3.8	.5
1991	131.6	44.2	9.9	34.3	9.0	20.6	4.2	.5
1996	134.4	46.9	10.7	36.2	9.5	21.8	4.5	.5
2001	136.5	49.3	11.6	37.8	10.0	22.5	4.8	.5
2006	138.3	51.6	12.5	39.1	10.7	22.8	5.1	.5
2011	140.1	53.9	13.6	40.3	11.5	23.0	5.3	.5

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	.7	.2	.5	.1	.4	.1	.0
1991-96	.5	.2	.4	.1	.2	.1	.0
1996-01	.5	.2	.3	.1	.2	.1	.0
2001-06	.5	.2	.3	.2	.1	.1	.0
2006-11	.4	.2	.2	.2	.0	.0	.0

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	.5	.0	.0	.0	.5
	Renter	.0	.1	.0	.0	.2
	Total	.5	.1	.1	.0	.7
1991-96	Owner	.4	.0	.0	.0	.5
	Renter	.0	.0	.0	.0	.1
	Total	.4	.1	.0	.0	.5
1996-01	Owner	.4	.0	.0	.0	.4
	Renter	.0	.0	.0	.0	.1
	Total	.4	.1	.0	.0	.5
2001-06	Owner	.3	.0	.0	.0	.4
	Renter	.0	.1	.0	.0	.1
	Total	.4	.1	.0	.0	.5
2006-11	Owner	.3	.0	.0	.0	.3
	Renter	.0	.1	.0	.0	.1
	Total	.3	.1	.0	.0	.4

APPENDIX A

Area: PRINCE EDWARD ISLAND
Projection: 85 (HIGH) (all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	126.6	40.7	9.1	31.6	8.7	18.8	3.8	.5
1991	131.6	44.5	10.3	34.2	9.0	20.6	4.1	.5
1996	134.4	47.5	11.4	36.1	9.4	21.8	4.5	.5
2001	136.5	50.2	12.5	37.7	9.9	22.6	4.8	.5
2006	138.3	52.7	13.7	39.0	10.6	22.9	5.1	.5
2011	140.1	55.2	15.0	40.2	11.4	23.0	5.3	.5

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	.8	.2	.5	.1	.4	.1	.0
1991-96	.6	.2	.4	.1	.2	.1	.0
1996-01	.5	.2	.3	.1	.2	.1	.0
2001-06	.5	.2	.3	.1	.1	.1	.0
2006-11	.5	.3	.2	.2	.0	.0	.0

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	.5	.0	.0	.0	.6
	Renter	.0	.1	.1	.0	.2
	Total	.5	.1	.1	.0	.8
1991-96	Owner	.4	.0	.0	.0	.5
	Renter	.0	.1	.0	.0	.1
	Total	.5	.1	.0	.0	.6
1996-01	Owner	.4	.0	.0	.0	.4
	Renter	.0	.1	.0	.0	.1
	Total	.4	.1	.0	.0	.5
2001-06	Owner	.4	.0	.0	.0	.4
	Renter	.0	.1	.0	.0	.1
	Total	.4	.1	.0	.0	.5
2006-11	Owner	.3	.0	.0	.0	.4
	Renter	.0	.1	.0	.0	.1
	Total	.3	.1	.0	.0	.5

APPENDIX A

Area: PRINCE EDWARD ISLAND
Projection: **86 (CENTRAL)**

(all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	126.6	40.7	9.1	31.6	8.7	18.8	3.8	.5
1991	131.7	44.2	9.9	34.3	9.0	20.6	4.2	.5
1996	136.5	47.6	10.9	36.7	9.6	22.1	4.6	.5
2001	140.5	50.7	11.8	38.8	10.2	23.2	4.9	.5
2006	144.0	53.6	12.9	40.7	11.0	23.9	5.3	.5
2011	147.1	56.4	14.1	42.3	11.9	24.3	5.6	.5

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	.7	.2	.5	.1	.4	.1	.0
1991-96	.7	.2	.5	.1	.3	.1	.0
1996-01	.6	.2	.4	.1	.2	.1	.0
2001-06	.6	.2	.4	.2	.1	.1	.0
2006-11	.6	.2	.3	.2	.1	.1	.0

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	.5	.0	.0	.0	.5
	Renter	.0	.1	.0	.0	.2
	Total	.5	.1	.1	.0	.7
1991-96	Owner	.5	.0	.0	.0	.5
	Renter	.0	.1	.0	.0	.1
	Total	.5	.1	.1	.0	.7
1996-01	Owner	.5	.0	.0	.0	.5
	Renter	.0	.1	.0	.0	.1
	Total	.5	.1	.0	.0	.6
2001-06	Owner	.4	.0	.0	.0	.5
	Renter	.0	.1	.0	.0	.1
	Total	.5	.1	.0	.0	.6
2006-11	Owner	.4	.0	.0	.0	.4
	Renter	.0	.1	.0	.0	.1
	Total	.4	.1	.0	.0	.6

APPENDIX A

Area: NOVA SCOTIA

Projection: #1 (LOW)

(all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	873.2	295.8	69.0	226.8	68.4	126.8	27.9	3.6
1991	897.0	317.9	73.3	244.7	72.3	137.8	30.8	3.8
1996	924.2	338.8	77.5	261.2	76.7	146.9	33.6	4.0
2001	947.0	356.9	81.8	275.0	81.5	153.2	36.2	4.2
2006	964.1	372.5	86.7	285.8	87.9	155.4	38.2	4.4
2011	976.9	386.6	92.4	294.2	94.5	155.4	39.8	4.5

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	4.4	.9	3.6	.8	2.2	.6	.0
1991-96	4.2	.9	3.3	.9	1.8	.6	.0
1996-01	3.6	.9	2.8	1.0	1.3	.5	.0
2001-06	3.1	1.0	2.2	1.3	.4	.4	.0
2006-11	2.8	1.2	1.7	1.3	.0	.3	.0

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	3.2	.0	.2	.1	3.5
	Renter	.2	.4	.2	.0	.9
	Total	3.4	.5	.4	.1	4.4
1991-96	Owner	3.2	.1	.2	.1	3.6
	Renter	.2	.3	.2	.0	.6
	Total	3.4	.4	.3	.1	4.2
1996-01	Owner	2.9	.1	.2	.1	3.2
	Renter	.1	.2	.1	.0	.4
	Total	3.1	.2	.3	.1	3.6
2001-06	Owner	2.5	.1	.2	.1	2.7
	Renter	.1	.2	.1	.0	.4
	Total	2.5	.3	.2	.1	3.1
2006-11	Owner	2.1	.1	.1	.1	2.4
	Renter	.1	.3	.1	.0	.5
	Total	2.2	.4	.2	.1	2.8

APPENDIX A

Area: NOVA SCOTIA
Projection: #2 (LOW IMMIGRATION)

(all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	873.2	295.8	69.0	226.8	68.4	126.8	27.9	3.6
1991	897.0	319.8	75.8	244.0	72.0	137.5	30.7	3.8
1996	924.2	342.8	82.5	260.2	76.2	146.5	33.5	4.0
2001	947.0	362.8	88.9	274.0	80.9	152.9	36.0	4.2
2006	964.1	380.2	95.5	284.7	87.1	155.2	38.0	4.4
2011	976.9	395.8	102.9	292.9	93.6	155.2	39.5	4.5

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	4.8	1.4	3.4	.7	2.1	.5	.0
1991-96	4.6	1.3	3.2	.8	1.8	.6	.0
1996-01	4.0	1.3	2.7	.9	1.3	.5	.0
2001-06	3.5	1.3	2.1	1.2	.5	.4	.0
2006-11	3.1	1.5	1.6	1.3	.0	.3	.0

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	3.3	.1	.2	.1	3.6
	Renter	.3	.6	.3	.0	1.2
	Total	3.5	.7	.5	.1	4.8
1991-96	Owner	3.4	.1	.2	.1	3.7
	Renter	.2	.5	.2	.0	.9
	Total	3.6	.5	.4	.1	4.6
1996-01	Owner	3.1	.1	.2	.1	3.4
	Renter	.1	.3	.1	.0	.6
	Total	3.2	.4	.3	.1	4.0
2001-06	Owner	2.6	.1	.2	.1	2.9
	Renter	.1	.4	.1	.0	.6
	Total	2.7	.4	.3	.1	3.5
2006-11	Owner	2.3	.1	.1	.1	2.5
	Renter	.1	.4	.1	.0	.6
	Total	2.3	.5	.2	.1	3.1

APPENDIX A

Area: NOVA SCOTIA
Projection: **#3 (BASE)**

(all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	873.2	295.8	69.0	226.8	68.4	126.8	27.9	3.6
1991	897.1	319.9	75.9	244.0	72.0	137.5	30.7	3.8
1996	926.7	343.6	82.7	260.9	76.4	146.9	33.6	4.0
2001	952.2	364.7	89.3	275.5	81.3	153.8	36.2	4.2
2006	972.2	383.2	96.2	287.0	87.8	156.6	38.3	4.4
2011	988.0	400.0	103.9	296.1	94.5	157.1	40.0	4.5

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	4.8	1.4	3.4	.7	2.1	.5	.0
1991-96	4.8	1.4	3.4	.9	1.9	.6	.0
1996-01	4.2	1.3	2.9	1.0	1.4	.5	.0
2001-06	3.7	1.4	2.3	1.3	.6	.4	.0
2006-11	3.4	1.5	1.8	1.3	.1	.3	.0

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	3.3	.1	.2	.1	3.6
	Renter	.3	.6	.3	.0	1.2
	Total	3.5	.7	.5	.1	4.8
1991-96	Owner	3.5	.1	.2	.1	3.8
	Renter	.2	.5	.2	.0	.9
	Total	3.7	.6	.4	.1	4.8
1996-01	Owner	3.2	.1	.2	.1	3.6
	Renter	.1	.4	.1	.0	.7
	Total	3.4	.4	.3	.1	4.2
2001-06	Owner	2.8	.1	.2	.1	3.1
	Renter	.1	.4	.1	.0	.6
	Total	2.9	.5	.3	.1	3.7
2006-11	Owner	2.4	.1	.2	.1	2.7
	Renter	.1	.5	.1	.0	.7
	Total	2.5	.5	.3	.1	3.4

APPENDIX A

Area: NOVA SCOTIA
Projection: #4 (HIGH IMMIGRATION)
(all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	873.2	295.8	69.0	226.8	68.4	126.8	27.9	3.6
1991	897.1	319.9	75.9	244.0	72.0	137.5	30.7	3.8
1996	927.5	343.9	82.8	261.1	76.5	147.1	33.6	4.0
2001	955.5	366.0	89.6	276.4	81.6	154.3	36.3	4.2
2006	978.3	385.5	96.7	288.8	88.2	157.6	38.5	4.4
2011	996.9	403.4	104.7	298.7	95.2	158.7	40.3	4.6

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	4.8	1.4	3.4	.7	2.1	.5	.0
1991-96	4.8	1.4	3.4	.9	1.9	.6	.0
1996-01	4.4	1.4	3.0	1.0	1.5	.5	.0
2001-06	3.9	1.4	2.5	1.3	.7	.4	.0
2006-11	3.6	1.6	2.0	1.4	.2	.4	.0

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	3.3	.1	.2	.1	3.6
	Renter	.3	.6	.3	.0	1.2
	Total	3.5	.7	.5	.1	4.8
1991-96	Owner	3.5	.1	.2	.1	3.9
	Renter	.2	.5	.2	.0	.9
	Total	3.7	.6	.4	.1	4.8
1996-01	Owner	3.3	.1	.2	.1	3.7
	Renter	.2	.4	.2	.0	.7
	Total	3.5	.5	.4	.1	4.4
2001-06	Owner	2.9	.1	.2	.1	3.2
	Renter	.1	.4	.1	.0	.7
	Total	3.0	.5	.3	.1	3.9
2006-11	Owner	2.6	.1	.2	.1	2.8
	Renter	.1	.5	.1	.0	.7
	Total	2.7	.6	.3	.1	3.6

APPENDIX A

Area: NOVA SCOTIA
Projection: #5 (HIGH)

(all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	873.2	295.8	69.0	226.8	68.4	126.8	27.9	3.6
1991	897.1	321.8	78.4	243.4	71.8	137.3	30.6	3.8
1996	927.5	347.9	87.8	260.2	76.0	146.7	33.5	4.0
2001	955.5	371.9	96.6	275.3	80.9	154.0	36.1	4.2
2006	978.3	393.3	105.6	287.6	87.5	157.4	38.3	4.5
2011	996.9	412.7	115.3	297.4	94.3	158.5	40.1	4.6

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	5.2	1.9	3.3	.7	2.1	.5	.0
1991-96	5.2	1.9	3.4	.9	1.9	.6	.0
1996-01	4.8	1.8	3.0	1.0	1.5	.5	.0
2001-06	4.3	1.8	2.5	1.3	.7	.4	.0
2006-11	3.9	1.9	2.0	1.4	.2	.4	.0

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	3.4	.1	.2	.1	3.8
	Renter	.3	.8	.3	.0	1.4
	Total	3.6	.9	.5	.1	5.2
1991-96	Owner	3.6	.1	.2	.1	4.0
	Renter	.2	.7	.2	.0	1.2
	Total	3.9	.8	.5	.1	5.2
1996-01	Owner	3.5	.1	.2	.1	3.9
	Renter	.2	.6	.2	.0	.9
	Total	3.7	.6	.4	.1	4.8
2001-06	Owner	3.0	.1	.2	.1	3.4
	Renter	.2	.6	.2	.0	.9
	Total	3.2	.6	.4	.1	4.3
2006-11	Owner	2.7	.1	.2	.1	3.0
	Renter	.1	.6	.2	.0	.9
	Total	2.8	.7	.3	.1	3.9

APPENDIX A

Area: NOVA SCOTIA
Projection: 86 (CENTRAL)

(all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	873.2	295.8	69.0	226.8	68.4	126.8	27.9	3.6
1991	897.6	320.0	75.9	244.1	72.0	137.6	30.7	3.8
1996	934.1	345.9	83.2	262.8	76.8	148.1	33.8	4.0
2001	967.1	369.6	90.2	279.4	82.1	156.4	36.7	4.3
2006	994.7	391.0	97.6	293.3	89.1	160.6	39.1	4.5
2011	1,017.6	410.6	105.9	304.7	96.4	162.5	41.2	4.6

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	4.8	1.4	3.5	.7	2.2	.6	.0
1991-96	5.2	1.5	3.7	1.0	2.1	.6	.0
1996-01	4.7	1.4	3.3	1.1	1.6	.6	.0
2001-06	4.3	1.5	2.8	1.4	.9	.5	.0
2006-11	3.9	1.7	2.3	1.5	.4	.4	.0

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	3.3	.1	.2	.1	3.7
	Renter	.3	.7	.3	.0	1.2
	Total	3.5	.7	.5	.1	4.8
1991-96	Owner	3.7	.1	.2	.1	4.1
	Renter	.2	.6	.2	.0	1.1
	Total	3.9	.7	.5	.1	5.2
1996-01	Owner	3.6	.1	.2	.1	3.9
	Renter	.2	.5	.2	.0	.8
	Total	3.7	.5	.4	.1	4.7
2001-06	Owner	3.1	.1	.2	.1	3.5
	Renter	.2	.5	.2	.0	.8
	Total	3.3	.5	.4	.1	4.3
2006-11	Owner	2.8	.1	.2	.1	3.1
	Renter	.1	.5	.1	.0	.8
	Total	2.9	.6	.3	.1	3.9

APPENDIX A

Area: NEW BRUNSWICK
Projection: #1 (LOW)

(all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	709.5	231.7	47.8	183.8	50.7	107.2	23.0	3.0
1991	727.7	252.3	53.4	198.9	53.7	116.6	25.5	3.1
1996	737.5	268.8	58.4	210.4	56.7	122.9	27.6	3.2
2001	742.5	281.7	62.9	218.8	59.8	126.3	29.4	3.3
2006	744.5	292.2	67.5	224.6	64.2	126.4	30.7	3.4
2011	744.1	301.0	72.6	228.4	68.8	124.6	31.7	3.4

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	3.9	.7	3.1	.7	1.9	.5	.0
1991-96	3.0	.6	2.4	.6	1.3	.4	.0
1996-01	2.3	.6	1.7	.6	.7	.4	.0
2001-06	1.9	.7	1.2	.9	.0	.3	.0
2006-11	1.6	.8	.8	1.0	-.3	.2	.0

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	2.8	.1	.2	.1	3.1
	Renter	.2	.3	.2	.0	.7
	Total	3.0	.4	.4	.1	3.9
1991-96	Owner	2.4	.0	.1	.0	2.6
	Renter	.1	.2	.1	.0	.4
	Total	2.5	.2	.2	.0	3.0
1996-01	Owner	1.9	.0	.1	.0	2.1
	Renter	.0	.1	.1	.0	.2
	Total	2.0	.1	.2	.0	2.3
2001-06	Owner	1.5	.0	.1	.0	1.7
	Renter	.0	.1	.1	.0	.2
	Total	1.6	.2	.1	.0	1.9
2006-11	Owner	1.2	.0	.1	.0	1.4
	Renter	.0	.2	.1	.0	.2
	Total	1.3	.2	.1	.0	1.6

APPENDIX A

Area: NEW BRUNSWICK
Projection: **#2 (LOW IMMIGRATION)**

(all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	709.5	231.7	47.8	183.8	50.7	107.2	23.0	3.0
1991	727.7	252.3	53.4	198.9	53.7	116.6	25.5	3.1
1996	737.5	268.8	58.4	210.4	56.7	122.9	27.6	3.2
2001	742.5	281.7	62.9	218.8	59.8	126.3	29.4	3.3
2006	744.5	292.2	67.5	224.6	64.2	126.4	30.7	3.4
2011	744.1	301.0	72.6	228.4	68.8	124.6	31.7	3.4

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	4.1	1.1	3.0	.6	1.9	.5	.0
1991-96	3.3	1.0	2.3	.6	1.3	.4	.0
1996-01	2.6	.9	1.7	.6	.7	.3	.0
2001-06	2.1	.9	1.2	.9	.0	.3	.0
2006-11	1.8	1.0	.8	.9	-.4	.2	.0

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	2.9	.1	.2	.1	3.2
	Renter	.2	.5	.2	.0	.9
	Total	3.1	.5	.4	.1	4.1
1991-96	Owner	2.5	.0	.1	.0	2.7
	Renter	.1	.3	.1	.0	.6
	Total	2.6	.4	.3	.1	3.3
1996-01	Owner	2.0	.0	.1	.0	2.2
	Renter	.1	.2	.1	.0	.3
	Total	2.1	.2	.2	.0	2.6
2001-06	Owner	1.6	.0	.1	.0	1.8
	Renter	.0	.2	.1	.0	.3
	Total	1.7	.2	.2	.0	2.1
2006-11	Owner	1.3	.0	.1	.0	1.4
	Renter	.0	.2	.1	.0	.3
	Total	1.3	.3	.2	.0	1.8

APPENDIX A

Area: NEW BRUNSWICK
Projection: **#3 (BASE)**

(all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	709.5	231.7	47.8	183.8	50.7	107.2	23.0	3.0
1991	727.7	252.3	53.4	198.9	53.7	116.6	25.5	3.1
1996	739.0	269.3	58.5	210.8	56.8	123.1	27.7	3.2
2001	745.7	282.8	63.1	219.7	60.0	126.9	29.5	3.3
2006	749.4	293.9	67.9	226.1	64.5	127.3	30.9	3.4
2011	750.8	303.4	73.1	230.4	69.2	125.8	31.9	3.4

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	4.1	1.1	3.0	.6	1.9	.5	.0
1991-96	3.4	1.0	2.4	.6	1.3	.4	.0
1996-01	2.7	.9	1.8	.6	.8	.4	0
2001-06	2.2	1.0	1.3	.9	.1	.3	.0
2006-11	1.9	1.0	.9	.9	-.3	.2	.0

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	2.9	.1	.2	.1	3.2
	Renter	.2	.5	.2	.0	.9
	Total	3.1	.5	.4	.1	4.1
1991-96	Owner	2.6	.1	.1	.1	2.8
	Renter	.1	.3	.2	.0	.6
	Total	2.7	.4	.3	.1	3.4
1996-01	Owner	2.1	.0	.1	.0	2.3
	Renter	.1	.2	.1	.0	.4
	Total	2.2	.3	.2	.0	2.7
2001-06	Owner	1.7	.0	.1	.0	1.9
	Renter	.1	.2	.1	.0	.4
	Total	1.8	.3	.2	.0	2.2
2006-11	Owner	1.4	.0	.1	.0	1.5
	Renter	.0	.2	.1	.0	.4
	Total	1.4	.3	.2	.0	1.9

APPENDIX A

Area: NEW BRUNSWICK

Projection: **#4 (HIGH IMMIGRATION)** (all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	709.5	231.7	47.8	183.8	50.7	107.2	23.0	3.0
1991	727.7	252.3	53.4	198.9	53.7	116.6	25.5	3.1
1996	739.4	269.5	58.5	211.0	56.8	123.2	27.7	3.2
2001	747.7	283.5	63.3	220.2	60.1	127.2	29.6	3.3
2006	753.0	295.3	68.2	227.1	64.7	127.9	31.1	3.4
2011	756.2	305.4	73.5	231.9	69.6	126.8	32.2	3.4

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	4.1	1.1	3.0	.6	1.9	.5	.0
1991-96	3.4	1.0	2.4	.6	1.3	.4	.0
1996-01	2.8	1.0	1.9	.7	.8	.4	.0
2001-06	2.4	1.0	1.4	.9	.1	.3	.0
2006-11	2.0	1.1	1.0	1.0	-.2	.2	.0

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	2.9	.1	.2	.1	3.2
	Renter	.2	.5	.2	.0	.9
	Total	3.1	.5	.4	.1	4.1
1991-96	Owner	2.6	.1	.1	.1	2.8
	Renter	.1	.3	.2	.0	.6
	Total	2.7	.4	.3	.1	3.4
1996-01	Owner	2.2	.0	.1	.0	2.4
	Renter	.1	.2	.1	.0	.4
	Total	2.3	.3	.2	.0	2.8
2001-06	Owner	1.8	.0	.1	.0	2.0
	Renter	.1	.2	.1	.0	.4
	Total	1.9	.3	.2	.0	2.4
2006-11	Owner	1.5	.0	.1	.0	1.6
	Renter	.1	.3	.1	.0	.4
	Total	1.5	.3	.2	.0	2.0

APPENDIX A

Area: NEW BRUNSWICK
Projection: #5 (HIGH)

(all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	709.5	231.7	47.8	183.8	50.7	107.2	23.0	3.0
1991	727.7	253.7	55.3	198.3	53.5	116.4	25.4	3.1
1996	739.4	272.3	62.2	210.1	56.4	122.9	27.6	3.2
2001	747.7	287.6	68.5	219.2	59.5	127.0	29.4	3.3
2006	753.0	300.5	74.7	225.9	64.0	127.7	30.8	3.4
2011	756.2	311.5	81.1	230.4	68.7	126.5	31.9	3.4

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	4.4	1.5	2.9	.6	1.8	.5	.0
1991-96	3.7	1.4	2.4	.6	1.3	.4	.0
1996-01	3.1	1.3	1.8	.6	.8	.4	.0
2001-06	2.6	1.2	1.3	.9	.1	.3	.0
2006-11	2.2	1.3	.9	.9	-.2	.2	.0

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	3.0	.1	.2	.1	3.3
	Renter	.2	.6	.3	.0	1.1
	Total	3.2	.7	.4	.1	4.4
1991-96	Owner	2.7	.1	.2	.1	2.9
	Renter	.2	.4	.2	.0	.8
	Total	2.8	.5	.3	.1	3.7
1996-01	Owner	2.3	.0	.1	.0	2.5
	Renter	.1	.3	.1	.0	.5
	Total	2.4	.4	.3	.0	3.1
2001-06	Owner	1.9	.0	.1	.0	2.1
	Renter	.1	.3	.1	.0	.5
	Total	2.0	.4	.2	.0	2.6
2006-11	Owner	1.5	.0	.1	.0	1.7
	Renter	.1	.3	.1	.0	.5
	Total	1.6	.4	.2	.0	2.2

APPENDIX A

Area: NEW BRUNSWICK

Projection: 86 (CENTRAL)

(all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	709.5	231.7	47.8	183.8	50.7	107.2	23.0	3.0
1991	728.1	252.4	53.4	199.0	53.8	116.6	25.5	3.1
1996	745.6	271.3	58.8	212.4	57.1	124.2	27.9	3.2
2001	759.6	287.3	63.9	223.4	60.7	129.3	30.0	3.4
2006	769.7	301.0	69.1	231.9	65.6	131.1	31.7	3.5
2011	776.4	312.7	74.7	238.0	70.8	130.7	33.0	3.5

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	4.1	1.1	3.0	.6	1.9	.5	.0
1991-96	3.8	1.1	2.7	.7	1.5	.5	.0
1996-01	3.2	1.0	2.2	.7	1.0	.4	.0
2001-06	2.7	1.0	1.7	1.0	.3	.3	.0
2006-11	2.3	1.1	1.2	1.0	-.1	.3	.0

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	2.9	.1	.2	.1	3.2
	Renter	.2	.5	.2	.0	.9
	Total	3.1	.5	.4	.1	4.1
1991-96	Owner	2.8	.1	.2	.1	3.0
	Renter	.2	.4	.2	.0	.7
	Total	2.9	.4	.3	.1	3.8
1996-01	Owner	2.5	.0	.1	.0	2.7
	Renter	.1	.3	.1	.0	.5
	Total	2.6	.3	.3	.1	3.2
2001-06	Owner	2.1	.0	.1	.0	2.3
	Renter	.1	.3	.1	.0	.5
	Total	2.1	.3	.2	.1	2.7
2006-11	Owner	1.7	.0	.1	.0	1.9
	Renter	.1	.3	.1	.0	.4
	Total	1.8	.3	.2	.0	2.3

APPENDIX A

Area: QUEBEC
Projection: #1 (LOW)

(all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	6,532.5	2,357.1	621.5	1,735.6	526.1	950.9	243.1	15.6
1991	6,824.3	2,560.9	670.1	1,890.8	566.7	1,034.5	273.3	16.3
1996	7,121.5	2,735.4	717.4	2,018.0	604.2	1,095.3	301.4	17.1
2001	7,382.2	2,896.3	768.8	2,127.6	649.0	1,134.3	326.5	17.8
2006	7,615.5	3,047.2	822.4	2,224.8	704.2	1,155.9	346.5	18.3
2011	7,827.8	3,187.5	880.1	2,307.4	765.3	1,161.1	362.6	18.4

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	40.8	9.7	31.0	8.1	16.7	6.0	.1
1991-96	34.9	9.5	25.4	7.5	12.1	5.6	.2
1996-01	32.2	10.3	21.9	9.0	7.8	5.0	.1
2001-06	30.2	10.7	19.5	11.0	4.3	4.0	.1
2006-11	28.1	11.5	16.5	12.2	1.0	3.2	.0

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	18.7	3.3	3.3	.3	25.6
	Renter	1.2	11.9	2.1	.0	15.1
	Total	19.8	15.2	5.4	.3	40.8
1991-96	Owner	16.4	3.1	2.9	.1	22.6
	Renter	.9	9.8	1.6	.0	12.3
	Total	17.3	12.9	4.5	.2	34.9
1996-01	Owner	14.2	2.8	2.5	.1	19.6
	Renter	.9	10.1	1.6	.0	12.6
	Total	15.1	12.9	4.1	.1	32.2
2001-06	Owner	12.3	2.4	2.2	.2	17.1
	Renter	.9	10.5	1.7	.0	13.1
	Total	13.2	12.9	3.9	.2	30.2
2006-11	Owner	9.9	2.2	1.9	.1	14.1
	Renter	.9	11.2	1.8	.0	13.9
	Total	10.9	13.4	3.6	.1	28.1

APPENDIX A

Area: QUEBEC
Projection: **#2 (LOW IMMIGRATION)** (all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	6,532.5	2,357.1	621.5	1,735.6	526.1	950.9	243.1	15.6
1991	6,824.3	2,578.6	696.7	1,881.9	562.5	1,031.2	272.1	16.2
1996	7,121.5	2,771.0	769.6	2,001.4	595.9	1,089.5	299.1	17.0
2001	7,382.2	2,949.3	846.1	2,103.2	636.2	1,126.4	323.0	17.6
2006	7,615.5	3,115.3	923.1	2,192.2	687.1	1,145.2	341.8	18.0
2011	7,827.8	3,268.9	1,003.1	2,265.8	743.5	1,147.6	356.5	18.1

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	44.3	15.0	29.3	7.3	16.1	5.8	.1
1991-96	38.5	14.6	23.9	6.7	11.7	5.4	.2
1996-01	35.7	15.3	20.4	8.1	7.4	4.8	.1
2001-06	33.2	15.4	17.8	10.2	3.8	3.8	.1
2006-11	30.7	16.0	14.7	11.3	.5	2.9	.0

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	18.7	3.5	3.4	.3	26.0
	Renter	1.3	14.7	2.3	.0	18.3
	Total	20.0	18.2	5.7	.3	44.3
1991-96	Owner	16.6	3.3	3.0	.2	23.1
	Renter	1.0	12.5	1.9	.0	15.4
	Total	17.6	15.8	4.8	.2	38.5
1996-01	Owner	14.4	3.0	2.6	.1	20.1
	Renter	1.0	12.7	1.9	.0	15.6
	Total	15.4	15.7	4.5	.2	35.7
2001-06	Owner	12.3	2.6	2.3	.2	17.4
	Renter	1.0	12.9	1.9	.0	15.8
	Total	13.3	15.5	4.2	.2	33.2
2006-11	Owner	9.9	2.3	1.9	.1	14.3
	Renter	1.0	13.4	2.0	.0	16.4
	Total	10.9	15.7	3.9	.2	30.7

APPENDIX A

Area: QUEBEC
Projection: #3 (BASE)

(all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	6,532.5	2,357.1	621.5	1,735.6	526.1	950.9	243.1	15.6
1991	6,825.9	2,579.1	696.8	1,882.3	562.6	1,031.4	272.1	16.2
1996	7,176.9	2,789.9	774.8	2,015.1	599.9	1,097.0	301.1	17.1
2001	7,502.3	2,991.9	857.9	2,134.0	645.0	1,143.4	327.7	17.8
2006	7,804.0	3,184.1	942.3	2,241.8	700.8	1,172.9	349.[illegible]	18.4
2011	8,087.3	3,365.9	1,030.3	2,335.7	762.6	1,186.4	368.0	18.6

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	44.4	15.1	29.3	7.3	16.1	5.8	.1
1991-96	42.2	15.6	26.6	7.5	13.1	5.8	.2
1996-01	40.4	16.6	23.8	9.0	9.3	5.3	.1
2001-06	38.5	16.9	21.6	11.2	5.9	4.4	.1
2006-11	36.4	17.6	18.8	12.4	2.7	3.7	.0

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	18.8	3.5	3.4	.3	26.0
	Renter	1.3	14.7	2.3	.0	18.4
	Total	20.0	18.3	5.7	.3	44.4
1991-96	Owner	18.0	3.6	3.2	.2	24.9
	Renter	1.2	13.9	2.1	.0	17.2
	Total	19.1	17.5	5.3	.2	42.2
1996-01	Owner	16.2	3.3	2.9	.2	22.5
	Renter	1.2	14.4	2.2	.0	17.8
	Total	17.4	17.7	5.1	.2	40.4
2001-06	Owner	14.4	3.0	2.7	.2	20.2
	Renter	1.2	14.7	2.3	.0	18.3
	Total	15.6	17.7	4.9	.2	38.5
2006-11	Owner	12.2	2.7	2.3	.2	17.4
	Renter	1.2	15.4	2.3	.0	19.0
	Total	13.4	18.1	4.6	.2	36.4

APPENDIX A

Area: QUEBEC

Projection: #4 (HIGH IMMIGRATION) (all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	6,532.5	2,357.1	621.5	1,735.6	526.1	950.9	243.1	15.6
1991	6,825.9	2,579.1	696.8	1,882.3	562.6	1,031.4	272.1	16.2
1996	7,194.8	2,795.9	776.5	2,019.4	601.2	1,099.4	301.7	17.1
2001	7,580.8	3,019.2	865.6	2,153.6	650.7	1,154.2	330.7	18.0
2006	7,948.7	3,236.2	956.9	2,279.3	711.4	1,193.6	355.7	18.6
2011	8,301.5	3,445.1	1,052.6	2,392.5	778.3	1,217.8	377.3	19.0

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	44.4	15.1	29.3	7.3	16.1	5.8	.1
1991-96	43.4	15.9	27.4	7.7	13.6	5.9	.2
1996-01	44.7	17.8	26.8	9.9	11.0	5.8	.2
2001-06	43.4	18.3	25.1	12.1	7.9	5.0	.1
2006-11	41.8	19.1	22.6	13.4	4.8	4.3	.1

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	18.8	3.5	3.4	.3	26.0
	Renter	1.3	14.7	2.3	.0	18.4
	Total	20.0	18.3	5.7	.3	44.4
1991-96	Owner	18.4	3.6	3.3	.2	25.5
	Renter	1.2	14.4	2.2	.0	17.8
	Total	19.6	18.0	5.5	.2	43.4
1996-01	Owner	17.8	3.6	3.2	.2	24.7
	Renter	1.4	16.1	2.5	.0	19.9
	Total	19.1	19.6	5.7	.2	44.7
2001-06	Owner	16.3	3.3	3.0	.2	22.8
	Renter	1.4	16.6	2.6	.0	20.6
	Total	17.7	19.9	5.6	.3	43.4
2006-11	Owner	14.3	3.1	2.7	.2	20.3
	Renter	1.4	17.4	2.7	.0	21.4
	Total	15.7	20.4	5.4	.2	41.8

APPENDIX A

Area: QUEBEC
Projection: 85 (HIGH)

(all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	6,532.5	2,357.1	621.5	1,735.6	526.1	950.9	243.1	15.6
1991	6,825.9	2,596.5	723.1	1,873.3	558.2	1,028.1	270.9	16.2
1996	7,194.8	2,831.3	828.8	2,002.5	592.7	1,093.5	299.3	17.0
2001	7,580.8	3,072.8	944.4	2,128.4	637.6	1,145.9	327.1	17.8
2006	7,948.7	3,306.4	1,061.4	2,245.0	693.5	1,182.4	350.7	18.4
2011	8,301.5	3,530.5	1,182.0	2,348.5	755.4	1,203.5	370.9	18.7

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	47.9	20.3	27.5	6.4	15.4	5.6	.1
1991-96	47.0	21.1	25.8	6.9	13.1	5.7	.2
1996-01	48.3	23.1	25.2	9.0	10.5	5.5	.2
2001-06	46.7	23.4	23.3	11.2	7.3	4.7	.1
2006-11	44.8	24.1	20.7	12.4	4.2	4.0	.1

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	18.8	3.7	3.5	.3	26.3
	Renter	1.4	17.5	2.6	.0	21.6
	Total	20.2	21.3	6.1	.3	47.9
1991-96	Owner	18.6	3.9	3.4	.2	26.0
	Renter	1.3	17.1	2.5	.0	21.0
	Total	19.9	21.0	5.8	.2	47.0
1996-01	Owner	17.9	3.8	3.3	.2	25.2
	Renter	1.5	18.8	2.7	.0	23.1
	Total	19.4	22.6	6.0	.2	48.3
2001-06	Owner	16.4	3.5	3.0	.2	23.1
	Renter	1.5	19.2	2.8	.0	23.6
	Total	17.9	22.7	5.9	.3	46.7
2006-11	Owner	14.3	3.3	2.8	.2	20.5
	Renter	1.5	19.8	2.9	.0	24.3
	Total	15.8	23.1	5.6	.2	44.8

APPENDIX A

Area: QUEBEC
Projection: 86 (CENTRAL) (all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	6,532.5	2,357.1	621.5	1,735.6	526.1	950.9	243.1	15.6
1991	6,830.9	2,580.9	697.3	1,883.6	563.0	1,032.1	272.3	16.2
1996	7,256.8	2,820.6	783.1	2,037.6	606.2	1,109.7	304.4	17.3
2001	7,659.1	3,054.2	874.8	2,179.4	657.3	1,169.2	334.8	18.2
2006	8,026.1	3,274.7	967.2	2,307.6	718.8	1,209.7	360.3	18.9
2011	8,361.9	3,480.5	1,062.4	2,418.1	786.0	1,231.4	381.5	19.2

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	44.8	15.2	29.6	7.4	16.3	5.8	.1
1991-96	47.9	17.2	30.8	8.6	15.5	6.4	.2
1996-01	46.7	18.3	28.4	10.2	11.9	6.1	.2
2001-06	44.1	18.5	25.6	12.3	8.1	5.1	.1
2006-11	41.1	19.0	22.1	13.4	4.3	4.2	.1

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	18.9	3.6	3.4	.3	26.2
	Renter	1.3	14.9	2.4	.0	18.6
	Total	20.2	18.4	5.8	.3	44.8
1991-96	Owner	20.2	3.9	3.6	.2	28.0
	Renter	1.4	16.0	2.5	.0	19.9
	Total	21.6	20.0	6.1	.2	47.9
1996-01	Owner	18.7	3.7	3.4	.2	26.0
	Renter	1.4	16.7	2.6	.0	20.7
	Total	20.1	20.4	5.9	.2	46.7
2001-06	Owner	16.7	3.4	3.1	.2	23.4
	Renter	1.4	16.7	2.6	.0	20.7
	Total	18.2	20.0	5.7	.3	44.1
2006-11	Owner	14.2	3.1	2.7	.2	20.1
	Renter	1.4	17.0	2.6	.0	21.0
	Total	15.5	20.1	5.3	.2	41.1

APPENDIX A

Area: ONTARIO
Projection: #1 (LOW)

(all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	9,101.7	3,221.7	821.6	2,400.1	782.5	1,303.0	270.3	44.4
1991	9,881.6	3,609.8	915.4	2,694.4	868.3	1,467.2	309.3	49.6
1996	10,548.7	3,940.1	997.9	2,942.1	946.4	1,596.9	344.5	54.4
2001	11,132.7	4,232.8	1,080.1	3,152.8	1,022.4	1,695.9	375.7	58.8
2006	11,653.0	4,507.5	1,167.7	3,339.8	1,119.8	1,755.8	401.0	63.2
2011	12,126.9	4,773.7	1,264.8	3,508.9	1,223.3	1,796.2	422.3	67.1

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	77.6	18.8	58.9	17.2	32.8	7.8	1.0
1991-96	66.0	16.5	49.6	15.6	25.9	7.0	1.0
1996-01	58.5	16.4	42.1	15.2	19.8	6.2	.9
2001-06	54.9	17.5	37.4	19.5	12.0	5.1	.9
2006-11	53.2	19.4	33.8	20.7	8.1	4.3	.8

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	42.6	2.5	6.5	.2	51.9
	Renter	3.8	17.6	4.4	.0	25.7
	Total	46.4	20.0	10.9	.3	77.6
1991-96	Owner	40.4	2.4	5.7	.2	48.6
	Renter	2.3	12.5	2.6	.0	17.4
	Total	42.7	14.9	8.3	.2	66.0
1996-01	Owner	36.1	2.2	5.1	.2	43.5
	Renter	1.9	11.1	2.1	.0	15.0
	Total	38.0	13.3	7.1	.2	58.5
2001-06	Owner	32.1	2.1	4.7	.2	39.1
	Renter	1.9	11.7	2.2	.0	15.9
	Total	34.1	13.8	6.8	.2	54.9
2006-11	Owner	29.5	2.1	4.1	.2	35.9
	Renter	2.0	13.1	2.2	.0	17.4
	Total	31.5	15.2	6.3	.2	53.2

APPENDIX A

Area: ONTARIO
Projection: #2 (LOW IMMIGRATION) (all numbers in thousands)

i) Total Projected Population and Households

Year	Popu-lation	All House-holds	Non-Family House-holds	Total Family House-holds	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	9,101.7	3,221.7	821.6	2,400.1	782.5	1,303.0	270.3	44.4
1991	9,881.6	3,625.6	945.4	2,680.2	863.9	1,459.4	307.5	49.4
1996	10,548.7	3,973.3	1,056.9	2,916.4	938.2	1,583.0	341.1	54.0
2001	11,132.7	4,283.5	1,165.4	3,118.0	1,010.9	1,677.8	371.0	58.3
2006	11,653.0	4,574.5	1,277.9	3,296.6	1,104.9	1,734.1	395.0	62.7
2011	12,126.9	4,855.3	1,398.3	3,457.0	1,204.9	1,770.8	414.8	66.5

ii) Average Annual Potential Demand by Household Type

Period	All House-holds	Non-Family House-holds	Total Family House-holds	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	80.8	24.8	56.0	16.3	31.3	7.4	1.0
1991-96	69.5	22.3	47.2	14.9	24.7	6.7	.9
1996-01	62.0	21.7	40.3	14.5	19.0	6.0	.9
2001-06	58.2	22.5	35.7	18.8	11.3	4.8	.9
2006-11	56.2	24.1	32.1	20.0	7.3	4.0	.8

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apart-ment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	42.3	2.6	6.5	.2	51.8
	Renter	3.9	20.5	4.6	.0	29.0
	Total	46.3	23.1	11.2	.3	80.8
1991-96	Owner	40.4	2.6	5.7	.2	48.9
	Renter	2.5	15.3	2.9	.0	20.7
	Total	42.9	17.9	8.6	.2	69.5
1996-01	Owner	36.3	2.4	5.2	.2	44.0
	Renter	2.0	13.7	2.3	.0	18.0
	Total	38.3	16.1	7.5	.2	62.0
2001-06	Owner	32.4	2.3	4.7	.2	39.6
	Renter	2.1	14.1	2.4	.0	18.7
	Total	34.5	16.4	7.2	.2	58.2
2006-11	Owner	29.6	2.3	4.1	.2	36.2
	Renter	2.1	15.4	2.4	.0	19.9
	Total	31.8	17.6	6.6	.2	56.2

APPENDIX A

Area: ONTARIO

Projection: #3 (BASE)

(all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	9,101.7	3,221.7	821.6	2,400.1	782.5	1,303.0	270.3	44.4
1991	9,885.7	3,627.0	945.8	2,681.2	864.2	1,460.0	307.6	49.4
1996	10,667.2	4,014.5	1,068.3	2,946.3	947.9	1,599.2	344.6	54.6
2001	11,381.8	4,372.4	1,190.0	3,182.4	1,031.2	1,713.1	378.7	59.4
2006	12,041.4	4,715.3	1,316.5	3,398.9	1,136.0	1,790.8	407.[illegible]	64.5
2011	12,660.1	5,050.9	1,451.6	3,599.3	1,247.3	1,850.2	432.8	69.0

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	81.1	24.8	56.2	16.3	31.4	7.5	1.0
1991-96	77.5	24.5	53.0	16.7	27.8	7.4	1.0
1996-01	71.6	24.3	47.2	16.7	22.8	6.8	1.0
2001-06	68.6	25.3	43.3	21.0	15.6	5.8	1.0
2006-11	67.1	27.0	40.1	22.3	11.9	5.0	.9

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	42.5	2.6	6.6	.3	51.9
	Renter	3.9	20.5	4.7	.0	29.1
	Total	46.4	23.2	11.2	.3	81.1
1991-96	Owner	44.2	2.8	6.4	.2	53.5
	Renter	3.0	17.5	3.5	.0	24.0
	Total	47.1	20.3	9.8	.2	77.5
1996-01	Owner	41.0	2.6	5.9	.2	49.7
	Renter	2.6	16.2	3.0	.0	21.8
	Total	43.6	18.9	8.9	.2	71.6
2001-06	Owner	37.7	2.6	5.6	.2	46.1
	Renter	2.6	16.8	3.1	.0	22.5
	Total	40.3	19.3	8.7	.2	68.6
2006-11	Owner	35.4	2.6	5.0	.2	43.3
	Renter	2.7	18.0	3.1	.0	23.8
	Total	38.1	20.6	8.2	.2	67.1

APPENDIX A

Area: ONTARIO
Projection: 04 (HIGH IMMIGRATION) (all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	9,101.7	3,221.7	821.6	2,400.1	782.5	1,303.0	270.3	44.4
1991	9,885.7	3,627.0	945.8	2,681.2	864.2	1,460.0	307.6	49.4
1996	10,703.0	4,026.8	1,071.7	2,955.1	950.8	1,603.9	345.7	54.7
2001	11,537.7	4,427.3	1,205.4	3,221.9	1,043.9	1,734.4	383.4	60.1
2006	12,330.7	4,819.5	1,345.6	3,473.9	1,159.4	1,832.0	416.8	65.8
2011	13,090.7	5,208.0	1,495.1	3,712.9	1,281.7	1,913.2	447.1	70.9

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	81.1	24.8	56.2	16.3	31.4	7.5	1.0
1991-96	80.0	25.2	54.8	17.3	28.8	7.6	1.1
1996-01	80.1	26.8	53.4	18.6	26.1	7.5	1.1
2001-06	78.4	28.0	50.4	23.1	19.5	6.7	1.1
2006-11	77.7	29.9	47.8	24.5	16.2	6.1	1.0

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	42.5	2.6	6.6	.3	51.9
	Renter	3.9	20.5	4.7	.0	29.1
	Total	46.4	23.2	11.2	.3	81.1
1991-96	Owner	45.3	2.9	6.6	.2	55.0
	Renter	3.1	18.2	3.7	.0	25.0
	Total	48.4	21.1	10.2	.2	80.0
1996-01	Owner	45.0	2.9	6.6	.2	54.8
	Renter	3.1	18.6	3.6	.0	25.4
	Total	48.1	21.5	10.3	.2	80.1
2001-06	Owner	42.5	2.9	6.4	.2	52.0
	Renter	3.2	19.4	3.8	.0	26.4
	Total	45.7	22.2	10.2	.3	78.4
2006-11	Owner	40.9	2.9	5.9	.2	50.0
	Renter	3.2	20.6	3.8	.0	27.7
	Total	44.2	23.6	9.7	.3	77.7

APPENDIX A

Area: ONTARIO
Projection: 05 (HIGH)

(all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	9,101.7	3,221.7	821.6	2,400.1	782.5	1,303.0	270.3	44.4
1991	9,885.7	3,643.2	976.1	2,667.1	859.7	1,452.3	305.8	49.2
1996	10,703.0	4,060.0	1,131.2	2,928.8	942.4	1,589.8	342.2	54.4
2001	11,537.7	4,478.4	1,293.4	3,184.9	1,031.7	1,715.2	378.4	59.7
2006	12,330.7	4,888.0	1,461.5	3,426.5	1,143.2	1,808.0	410.1	65.2
2011	13,090.7	5,292.9	1,638.2	3,654.8	1,261.3	1,884.5	438.7	70.2

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	84.3	30.9	53.4	15.4	29.9	7.1	1.0
1991-96	83.3	31.0	52.3	16.5	27.5	7.3	1.0
1996-01	83.7	32.4	51.2	17.9	25.1	7.2	1.1
2001-06	81.9	33.6	48.3	22.3	18.6	6.3	1.1
2006-11	81.0	35.3	45.7	23.6	15.3	5.7	1.0

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	42.2	2.8	6.6	.3	51.8
	Renter	4.1	23.5	4.9	.0	32.5
	Total	46.3	26.3	11.5	.3	84.3
1991-96	Owner	45.3	3.0	6.6	.2	55.1
	Renter	3.3	21.0	3.9	.0	28.2
	Total	48.5	24.1	10.5	.3	83.3
1996-01	Owner	45.2	3.1	6.7	.2	55.2
	Renter	3.3	21.3	3.9	.0	28.5
	Total	48.5	24.4	10.6	.2	83.7
2001-06	Owner	42.7	3.0	6.5	.2	52.5
	Renter	3.3	22.1	4.0	.0	29.5
	Total	46.1	25.1	10.5	.3	81.9
2006-11	Owner	41.0	3.1	6.0	.2	50.3
	Renter	3.4	23.2	4.0	.0	30.6
	Total	44.4	26.3	10.0	.3	81.0

APPENDIX A

Area: ONTARIO
Projection: 86 (CENTRAL) (all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	9,101.7	3,221.7	821.6	2,400.1	782.5	1,303.0	270.3	44.4
1991	9,893.0	3,629.5	946.4	2,683.0	864.7	1,461.0	307.9	49.4
1996	10,771.1	4,050.3	1,077.0	2,973.3	955.1	1,615.3	347.9	55.0
2001	11,586.3	4,444.7	1,207.3	3,237.4	1,045.2	1,746.3	385.6	60.4
2006	12,332.9	4,820.8	1,341.7	3,479.2	1,156.6	1,838.8	417.9	65.9
2011	13,020.3	5,185.1	1,484.3	3,700.8	1,274.4	1,909.6	446.0	70.8

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	81.6	25.0	56.6	16.4	31.6	7.5	1.0
1991-96	84.2	26.1	58.1	18.1	30.9	8.0	1.1
1996-01	78.9	26.0	52.8	18.0	26.2	7.5	1.1
2001-06	75.2	26.9	48.4	22.3	18.5	6.5	1.1
2006-11	72.9	28.5	44.3	23.6	14.2	5.6	1.0

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	42.7	2.6	6.6	.3	52.2
	Renter	4.0	20.7	4.7	.0	29.4
	Total	46.7	23.3	11.3	.3	81.6
1991-96	Owner	47.3	3.0	6.9	.2	57.4
	Renter	3.4	19.3	4.0	.0	26.8
	Total	50.7	22.3	10.9	.3	84.2
1996-01	Owner	44.8	2.9	6.6	.2	54.4
	Renter	3.0	18.0	3.5	.0	24.5
	Total	47.8	20.8	10.1	.2	78.9
2001-06	Owner	41.3	2.8	6.2	.2	50.5
	Renter	3.0	18.2	3.5	.0	24.7
	Total	44.3	21.0	9.7	.2	75.2
2006-11	Owner	38.7	2.8	5.6	.2	47.3
	Renter	2.9	19.2	3.4	.0	25.6
	Total	41.6	22.0	9.0	.3	72.9

APPENDIX A

Area: MANITOBA
Projection: B1 (LOW)

(all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	1,063.0	382.3	109.2	273.1	93.3	144.9	31.9	3.1
1991	1,094.8	403.4	114.0	289.4	97.0	154.7	34.5	3.2
1996	1,134.7	426.8	119.5	307.3	101.8	164.6	37.6	3.4
2001	1,172.5	448.6	125.1	323.5	107.3	172.3	40.3	3.6
2006	1,209.4	470.2	131.6	338.6	115.4	176.7	42.8	3.7
2011	1,247.2	492.9	139.6	353.3	124.8	179.6	44.9	3.9

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	4.2	1.0	3.3	.7	2.0	.5	.0
1991-96	4.7	1.1	3.6	1.0	2.0	.6	.0
1996-01	4.4	1.1	3.2	1.1	1.5	.6	.0
2001-06	4.3	1.3	3.0	1.6	.9	.5	.0
2006-11	4.5	1.6	2.9	1.9	.6	.4	.0

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	2.9	.1	.1	.0	3.1
	Renter	.2	.7	.2	.0	1.1
	Total	3.1	.8	.3	.0	4.2
1991-96	Owner	3.4	.1	.1	.0	3.6
	Renter	.2	.7	.2	.0	1.1
	Total	3.6	.8	.3	.0	4.7
1996-01	Owner	3.2	.1	.1	.0	3.4
	Renter	.2	.6	.1	.0	.9
	Total	3.4	.7	.3	.0	4.4
2001-06	Owner	3.0	.1	.1	.0	3.3
	Renter	.2	.7	.1	.0	1.1
	Total	3.2	.8	.3	.0	4.3
2006-11	Owner	3.0	.1	.1	.0	3.3
	Renter	.2	.9	.2	.0	1.3
	Total	3.2	1.0	.3	.0	4.5

APPENDIX A

Area: MANITOBA
Projection: #2 (LOW IMMIGRATION) (all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	1,063.0	382.3	109.2	273.1	93.3	144.9	31.9	3.1
1991	1,094.8	405.5	117.3	288.2	96.4	154.2	34.4	3.2
1996	1,134.7	431.2	125.9	305.2	100.7	163.9	37.3	3.4
2001	1,172.5	455.2	134.3	320.9	105.8	171.5	40.0	3.5
2006	1,209.4	478.8	143.3	335.5	113.5	175.9	42.4	3.7
2011	1,247.2	503.1	153.8	349.4	122.5	178.6	44.4	3.9

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	4.6	1.6	3.0	.6	1.9	.5	.0
1991-96	5.1	1.7	3.4	.9	1.9	.6	.0
1996-01	4.8	1.7	3.1	1.0	1.5	.5	.0
2001-06	4.7	1.8	2.9	1.5	.9	.5	.0
2006-11	4.9	2.1	2.8	1.8	.6	.4	.0

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	2.9	.1	.1	.0	3.2
	Renter	.2	1.0	.2	.0	1.4
	Total	3.2	1.1	.3	.1	4.6
1991-96	Owner	3.5	.1	.1	.0	3.7
	Renter	.3	1.0	.2	.0	1.4
	Total	3.7	1.1	.3	.0	5.1
1996-01	Owner	3.3	.1	.1	.0	3.6
	Renter	.2	.9	.2	.0	1.3
	Total	3.5	1.0	.3	.0	4.8
2001-06	Owner	3.1	.1	.1	.0	3.4
	Renter	.2	.9	.2	.0	1.3
	Total	3.3	1.0	.3	.0	4.7
2006-11	Owner	3.1	.1	.1	.0	3.3
	Renter	.2	1.1	.2	.0	1.5
	Total	3.3	1.2	.3	.0	4.9

APPENDIX A

Area: MANITOBA

Projection: #3 (BASE)

(all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	1,063.0	382.3	109.2	273.1	93.3	144.9	31.9	3.1
1991	1,095.1	405.6	117.3	288.3	96.4	154.2	34.4	3.2
1996	1,143.5	434.3	126.8	307.5	101.4	165.1	37.6	3.4
2001	1,191.2	462.0	136.3	325.8	107.3	174.3	40.6	3.6
2006	1,238.7	489.7	146.4	343.3	115.8	180.3	43.[illegible]	3.8
2011	1,287.6	518.3	158.0	360.4	125.6	184.9	45.9	4.0

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	4.7	1.6	3.0	.6	1.9	.5	.0
1991-96	5.7	1.9	3.8	1.0	2.2	.6	.0
1996-01	5.6	1.9	3.7	1.2	1.8	.6	.0
2001-06	5.5	2.0	3.5	1.7	1.2	.5	.0
2006-11	5.7	2.3	3.4	2.0	.9	.5	.0

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	3.0	.1	.1	.0	3.2
	Renter	.3	1.0	.2	.0	1.4
	Total	3.2	1.1	.3	.1	4.7
1991-96	Owner	3.8	.1	.2	.0	4.1
	Renter	.3	1.1	.2	.0	1.7
	Total	4.1	1.2	.4	.0	5.7
1996-01	Owner	3.7	.1	.2	.0	4.0
	Renter	.3	1.0	.2	.0	1.5
	Total	4.0	1.1	.4	.0	5.6
2001-06	Owner	3.6	.1	.2	.0	3.9
	Renter	.3	1.1	.2	.0	1.6
	Total	3.9	1.2	.4	.1	5.5
2006-11	Owner	3.6	.1	.2	.0	3.9
	Renter	.3	1.3	.2	.0	1.8
	Total	3.9	1.4	.4	.1	5.7

APPENDIX A

Area: MANITOBA
Projection: #4 (HIGH IMMIGRATION) (all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples (family household types)	Couples With Children (family household types)	Lone Parents (family household types)	Multi-Family Households (family household types)
1986	1,063.0	382.3	109.2	273.1	93.3	144.9	31.9	3.1
1991	1,095.1	405.6	117.3	288.3	96.4	154.2	34.4	3.2
1996	1,146.2	435.2	127.1	308.1	101.6	165.5	37.7	3.4
2001	1,203.0	466.3	137.5	328.8	108.2	175.9	41.0	3.6
2006	1,260.8	497.8	148.7	349.1	117.5	183.6	44.2	3.9
2011	1,320.6	530.6	161.4	369.2	128.1	189.9	47.1	4.1

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples (family household types)	Couples With Children (family household types)	Lone Parents (family household types)	Multi-Family Households (family household types)
1986-91	4.7	1.6	3.0	.6	1.9	.5	.0
1991-96	5.9	2.0	4.0	1.0	2.2	.7	.0
1996-01	6.2	2.1	4.1	1.3	2.1	.7	.0
2001-06	6.3	2.2	4.1	1.9	1.5	.6	.0
2006-11	6.6	2.5	4.0	2.1	1.3	.6	.0

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	3.0	.1	.1	.0	3.2
	Renter	.3	1.0	.2	.0	1.4
	Total	3.2	1.1	.3	.1	4.7
1991-96	Owner	3.9	.1	.2	.0	4.2
	Renter	.3	1.2	.2	.0	1.7
	Total	4.2	1.3	.4	.0	5.9
1996-01	Owner	4.1	.1	.2	.0	4.4
	Renter	.3	1.2	.2	.0	1.8
	Total	4.4	1.3	.4	.1	6.2
2001-06	Owner	4.0	.1	.2	.1	4.4
	Renter	.4	1.3	.3	.0	1.9
	Total	4.4	1.4	.5	.1	6.3
2006-11	Owner	4.1	.1	.2	.1	4.5
	Renter	.4	1.4	.3	.0	2.1
	Total	4.5	1.6	.5	.1	6.6

APPENDIX A

Area: MANITOBA
Projection: #5 (HIGH)

(all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	1,063.0	382.3	109.2	273.1	93.3	144.9	31.9	3.1
1991	1,095.1	407.7	120.6	287.2	95.9	153.8	34.3	3.2
1996	1,146.2	439.5	133.4	306.1	100.5	164.8	37.4	3.4
2001	1,203.0	472.8	146.7	326.1	106.7	175.2	40.7	3.6
2006	1,260.8	506.3	160.6	345.7	115.5	182.7	43.7	3.8
2011	1,320.6	540.9	176.0	364.9	125.6	188.7	46.6	4.0

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	5.1	2.3	2.8	.5	1.8	.5	.0
1991-96	6.4	2.6	3.8	.9	2.2	.6	.0
1996-01	6.7	2.7	4.0	1.2	2.1	.7	.0
2001-06	6.7	2.8	3.9	1.8	1.5	.6	.0
2006-11	6.9	3.1	3.8	2.0	1.2	.6	.0

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	3.0	.1	.1	.0	3.3
	Renter	.3	1.3	.2	.0	1.8
	Total	3.3	1.4	.4	.1	5.1
1991-96	Owner	4.0	.1	.2	.0	4.3
	Renter	.4	1.4	.3	.0	2.1
	Total	4.3	1.5	.4	.1	6.4
1996-01	Owner	4.2	.1	.2	.0	4.6
	Renter	.4	1.5	.3	.0	2.1
	Total	4.6	1.6	.5	.1	6.7
2001-06	Owner	4.1	.1	.2	.1	4.5
	Renter	.4	1.5	.3	.0	2.2
	Total	4.5	1.6	.5	.1	6.7
2006-11	Owner	4.2	.1	.2	.1	4.6
	Renter	.4	1.7	.3	.0	2.4
	Total	4.6	1.8	.5	.1	6.9

APPENDIX A

Area: MANITOBA
Projection: 86 (CENTRAL)

(all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	1,063.0	382.3	109.2	273.1	93.3	144.9	31.9	3.1
1991	1,096.2	406.0	117.4	288.5	96.5	154.4	34.4	3.2
1996	1,157.1	438.9	128.0	310.8	102.3	167.1	38.0	3.4
2001	1,217.6	471.2	138.7	332.5	109.0	178.3	41.5	3.7
2006	1,276.1	503.0	149.9	353.1	118.5	186.0	44.7	3.9
2011	1,334.4	535.6	162.6	373.0	129.2	192.0	47.6	4.1

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	4.7	1.6	3.1	.6	1.9	.5	.0
1991-96	6.6	2.1	4.5	1.2	2.5	.7	.0
1996-01	6.5	2.1	4.3	1.4	2.2	.7	.0
2001-06	6.4	2.2	4.1	1.9	1.6	.6	.0
2006-11	6.5	2.5	4.0	2.1	1.2	.6	.0

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	3.0	.1	.1	.0	3.3
	Renter	.3	1.0	.2	.0	1.5
	Total	3.3	1.1	.3	.1	4.7
1991-96	Owner	4.3	.1	.2	.1	4.6
	Renter	.4	1.3	.3	.0	2.0
	Total	4.7	1.4	.5	.1	6.6
1996-01	Owner	4.3	.1	.2	.0	4.6
	Renter	.3	1.2	.3	.0	1.8
	Total	4.6	1.3	.5	.1	6.5
2001-06	Owner	4.1	.1	.2	.1	4.5
	Renter	.4	1.3	.3	.0	1.9
	Total	4.5	1.4	.5	.1	6.4
2006-11	Owner	4.1	.1	.2	.1	4.5
	Renter	.4	1.4	.3	.0	2.0
	Total	4.5	1.5	.4	.1	6.5

APPENDIX A

Area: SASKATCHEWAN
Projection: 01 (LOW)

(all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	1,009.6	358.3	99.5	258.8	88.3	141.0	27.6	1.8
1991	999.1	364.4	99.8	264.6	88.7	145.3	28.9	1.7
1996	1,032.1	383.3	103.6	279.7	92.5	154.0	31.4	1.7
2001	1,067.8	404.3	108.7	295.5	98.3	161.3	34.1	1.8
2006	1,103.9	425.9	114.9	311.0	106.8	165.9	36.5	1.9
2011	1,141.2	448.2	122.1	326.1	116.8	168.8	38.6	1.9

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	1.2	.1	1.2	.1	.9	.2	.0
1991-96	3.8	.8	3.0	.8	1.7	.5	.0
1996-01	4.2	1.0	3.2	1.2	1.5	.5	.0
2001-06	4.3	1.2	3.1	1.7	.9	.5	.0
2006-11	4.5	1.4	3.0	2.0	.6	.4	.0

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	1.6	.0	.0	.0	1.6
	Renter	-.1	-.2	.0	.0	-.3
	Total	1.4	-.2	.0	.0	1.2
1991-96	Owner	3.0	.0	.1	.0	3.1
	Renter	.2	.3	.1	.0	.6
	Total	3.2	.3	.2	.0	3.8
1996-01	Owner	3.2	.0	.1	.0	3.4
	Renter	.3	.4	.1	.0	.8
	Total	3.5	.4	.2	.1	4.2
2001-06	Owner	3.2	.0	.1	.1	3.4
	Renter	.3	.5	.2	.0	.9
	Total	3.5	.5	.2	.1	4.3
2006-11	Owner	3.3	.0	.1	.1	3.5
	Renter	.3	.5	.2	.0	1.0
	Total	3.6	.5	.3	.1	4.5

APPENDIX A

Area: SASKATCHEWAN
Projection: #2 (LOW IMMIGRATION)

(all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	1,009.6	358.3	99.5	258.8	88.3	141.0	27.6	1.8
1991	999.1	366.9	102.8	264.1	88.3	145.3	28.8	1.7
1996	1,032.1	388.2	109.3	278.9	91.6	154.1	31.4	1.7
2001	1,067.8	411.4	117.0	294.4	97.0	161.6	34.0	1.8
2006	1,103.9	435.3	125.7	309.6	105.2	166.2	36.3	1.9
2011	1,141.2	459.4	135.2	324.2	114.8	169.1	38.4	1.9

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	1.7	.7	1.1	.0	.9	.2	.0
1991-96	4.3	1.3	3.0	.7	1.8	.5	.0
1996-01	4.6	1.5	3.1	1.1	1.5	.5	.0
2001-06	4.8	1.7	3.0	1.6	.9	.5	.0
2006-11	4.8	1.9	2.9	1.9	.6	.4	.0

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	1.7	.0	.0	.0	1.7
	Renter	-.1	.0	.0	.0	.0
	Total	1.6	.1	.0	.0	1.7
1991-96	Owner	3.2	.0	.1	.0	3.3
	Renter	.3	.5	.2	.0	.9
	Total	3.5	.5	.2	.0	4.3
1996-01	Owner	3.4	.0	.1	.1	3.6
	Renter	.3	.6	.2	.0	1.1
	Total	3.7	.6	.3	.1	4.6
2001-06	Owner	3.4	.0	.1	.1	3.6
	Renter	.4	.6	.2	.0	1.2
	Total	3.7	.7	.3	.1	4.8
2006-11	Owner	3.4	.1	.1	.1	3.6
	Renter	.3	.7	.2	.0	1.2
	Total	3.7	.7	.3	.1	4.8

APPENDIX A

Area: SASKATCHEWAN
Projection: #3 (BASE)

(all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	1,009.6	358.3	99.5	258.8	88.3	141.0	27.6	1.8
1991	999.2	367.0	102.8	264.2	88.3	145.3	28.8	1.7
1996	1,036.4	389.7	109.7	280.0	91.9	154.8	31.5	1.7
2001	1,077.1	414.8	117.9	296.9	97.7	163.1	34.3	1.8
2006	1,118.4	440.6	127.0	313.6	106.2	168.7	36.[illegible]	1.9
2011	1,161.2	466.8	137.1	329.7	116.2	172.4	39.1	1.9

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	1.7	.7	1.1	.0	.9	.2	.0
1991-96	4.6	1.4	3.2	.7	1.9	.5	.0
1996-01	5.0	1.6	3.4	1.1	1.7	.6	.0
2001-06	5.2	1.8	3.3	1.7	1.1	.5	.0
2006-11	5.3	2.0	3.2	2.0	.8	.5	.0

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	1.7	.0	.0	.0	1.8
	Renter	-.1	.0	.0	.0	.0
	Total	1.6	.1	.0	.0	1.7
1991-96	Owner	3.3	.0	.1	.0	3.5
	Renter	.3	.5	.2	.0	1.0
	Total	3.7	.6	.3	.1	4.6
1996-01	Owner	3.6	.0	.1	.1	3.8
	Renter	.4	.6	.2	.0	1.2
	Total	4.0	.7	.3	.1	5.0
2001-06	Owner	3.6	.1	.1	.1	3.8
	Renter	.4	.7	.2	.0	1.3
	Total	4.0	.7	.3	.1	5.2
2006-11	Owner	3.7	.1	.1	.1	3.9
	Renter	.4	.7	.2	.0	1.3
	Total	4.1	.8	.3	.1	5.3

APPENDIX A

Area: SASKATCHEWAN
Projection: 04 (HIGH IMMIGRATION) (all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	1,009.6	358.3	99.5	258.8	88.3	141.0	27.6	1.8
1991	999.2	367.0	102.8	264.2	88.3	145.3	28.8	1.7
1996	1,037.7	390.2	109.9	280.3	92.0	155.0	31.5	1.7
2001	1,082.9	416.9	118.5	298.4	98.1	164.0	34.5	1.8
2006	1,129.2	444.5	128.0	316.5	106.9	170.5	37.2	1.9
2011	1,177.4	472.8	138.6	334.2	117.3	175.2	39.7	2.0

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	1.7	.7	1.1	.0	.9	.2	.0
1991-96	4.6	1.4	3.2	.7	1.9	.5	.0
1996-01	5.3	1.7	3.6	1.2	1.8	.6	.0
2001-06	5.5	1.9	3.6	1.8	1.3	.6	.0
2006-11	5.7	2.1	3.5	2.1	.9	.5	.0

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	1.7	.0	.0	.0	1.8
	Renter	-.1	.0	.0	.0	.0
	Total	1.6	.1	.0	.0	1.7
1991-96	Owner	3.4	.0	.1	.0	3.6
	Renter	.3	.5	.2	.0	1.1
	Total	3.7	.6	.3	.1	4.6
1996-01	Owner	3.8	.0	.1	.1	4.0
	Renter	.4	.7	.2	.0	1.3
	Total	4.2	.7	.3	.1	5.3
2001-06	Owner	3.9	.1	.1	.1	4.1
	Renter	.4	.7	.2	.0	1.4
	Total	4.3	.8	.3	.1	5.5
2006-11	Owner	4.0	.1	.1	.1	4.2
	Renter	.4	.8	.2	.0	1.4
	Total	4.4	.8	.3	.1	5.7

APPENDIX A

Area: SASKATCHEWAN
Projection: 85 (HIGH)

(all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	1,009.6	358.3	99.5	258.8	88.3	141.0	27.6	1.8
1991	999.2	369.3	105.7	263.6	87.8	145.3	28.8	1.7
1996	1,037.7	394.8	115.3	279.5	91.1	155.1	31.4	1.7
2001	1,082.9	423.7	126.5	297.2	96.8	164.3	34.3	1.8
2006	1,129.2	453.6	138.6	315.0	105.3	170.8	37.1	1.9
2011	1,177.4	483.8	151.6	332.2	115.3	175.5	39.5	2.0

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	2.2	1.2	1.0	-.1	.9	.2	.0
1991-96	5.1	1.9	3.2	.7	2.0	.5	.0
1996-01	5.8	2.2	3.6	1.1	1.8	.6	.0
2001-06	6.0	2.4	3.6	1.7	1.3	.5	.0
2006-11	6.0	2.6	3.4	2.0	.9	.5	.0

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	1.9	.0	.0	.0	1.9
	Renter	.0	.2	.1	.0	.3
	Total	1.8	.3	.1	.0	2.2
1991-96	Owner	3.6	.0	.1	.1	3.8
	Renter	.4	.7	.2	.0	1.3
	Total	4.0	.8	.3	.1	5.1
1996-01	Owner	4.0	.1	.1	.1	4.2
	Renter	.5	.8	.2	.0	1.6
	Total	4.5	.9	.3	.1	5.8
2001-06	Owner	4.0	.1	.1	.1	4.3
	Renter	.5	.9	.3	.0	1.7
	Total	4.5	1.0	.4	.1	6.0
2006-11	Owner	4.1	.1	.1	.1	4.4
	Renter	.5	.9	.3	.0	1.7
	Total	4.6	1.0	.4	.1	6.0

APPENDIX A

Area: SASKATCHEWAN
Projection: 86 (CENTRAL) (all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	1,009.6	358.3	99.5	258.8	88.3	141.0	27.6	1.8
1991	997.7	366.4	102.7	263.8	88.2	145.1	28.8	1.7
1996	1,011.6	380.7	107.5	273.2	90.3	150.5	30.7	1.7
2001	1,027.7	396.5	113.5	283.0	94.4	154.3	32.5	1.7
2006	1,046.2	413.4	120.5	292.9	101.1	155.8	34.2	1.8
2011	1,069.1	431.5	128.4	303.0	109.1	156.4	35.7	1.8

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	1.6	.6	1.0	.0	.8	.2	.0
1991-96	2.9	1.0	1.9	.4	1.1	.4	.0
1996-01	3.2	1.2	2.0	.8	.8	.4	.0
2001-06	3.4	1.4	2.0	1.3	.3	.3	.0
2006-11	3.6	1.6	2.0	1.6	.1	.3	.0

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	1.7	.0	.0	.0	1.7
	Renter	-.1	.0	.0	.0	.0
	Total	1.6	.1	.0	.0	1.6
1991-96	Owner	2.3	.0	.1	.0	2.4
	Renter	.1	.3	.1	.0	.5
	Total	2.4	.3	.1	.0	2.9
1996-01	Owner	2.4	.0	.1	.0	2.5
	Renter	.2	.4	.1	.0	.7
	Total	2.6	.4	.2	.0	3.2
2001-06	Owner	2.4	.0	.1	.1	2.5
	Renter	.2	.5	.1	.0	.9
	Total	2.6	.5	.2	.1	3.4
2006-11	Owner	2.5	.0	.1	.1	2.7
	Renter	.2	.5	.2	.0	.9
	Total	2.8	.6	.2	.1	3.6

APPENDIX A

Area: ALBERTA

Projection: #1 (LOW)

(all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	2,365.8	836.1	227.1	609.1	196.5	336.6	69.0	7.0
1991	2,510.6	913.6	242.2	671.4	215.4	370.5	77.6	7.8
1996	2,749.6	1,026.2	270.3	755.9	245.6	412.5	89.1	8.7
2001	2,969.5	1,133.8	300.0	833.8	279.1	445.4	99.6	9.7
2006	3,168.2	1,235.7	331.7	904.0	317.6	467.0	108.7	10.6
2011	3,349.6	1,332.3	365.2	967.1	357.4	481.8	116.5	11.4

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	15.5	3.0	12.5	3.8	6.8	1.7	.1
1991-96	22.5	5.6	16.9	6.0	8.4	2.3	.2
1996-01	21.5	6.0	15.6	6.7	6.6	2.1	.2
2001-06	20.4	6.3	14.0	7.7	4.3	1.8	.2
2006-11	19.3	6.7	12.6	8.0	3.0	1.6	.2

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	11.2	.2	.7	.4	12.5
	Renter	.8	1.4	.7	.0	3.0
	Total	12.1	1.6	1.4	.4	15.5
1991-96	Owner	15.0	.3	1.0	.5	16.8
	Renter	1.4	3.0	1.3	.1	5.7
	Total	16.4	3.3	2.2	.5	22.5
1996-01	Owner	14.2	.3	.9	.5	16.0
	Renter	1.3	3.0	1.2	.1	5.6
	Total	15.5	3.3	2.1	.5	21.5
2001-06	Owner	13.1	.3	.9	.5	14.8
	Renter	1.2	3.2	1.1	.1	5.6
	Total	14.3	3.5	2.1	.5	20.4
2006-11	Owner	12.1	.3	.9	.5	13.8
	Renter	1.1	3.3	1.1	.1	5.6
	Total	13.3	3.6	1.9	.5	19.3

APPENDIX A

Area: ALBERTA

Projection: #2 (LOW IMMIGRATION)

(all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	2,365.8	836.1	227.1	609.1	196.5	336.6	69.0	7.0
1991	2,510.6	917.8	249.9	667.9	214.1	368.8	77.2	7.7
1996	2,749.6	1,035.2	285.9	749.3	242.9	409.4	88.3	8.7
2001	2,969.5	1,147.8	323.5	824.3	275.1	441.2	98.4	9.6
2006	3,168.2	1,254.5	362.7	891.7	312.3	461.9	107.1	10.5
2011	3,349.6	1,355.2	403.3	951.8	350.5	475.6	114.5	11.2

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	16.3	4.6	11.8	3.5	6.4	1.6	.1
1991-96	23.5	7.2	16.3	5.8	8.1	2.2	.2
1996-01	22.5	7.5	15.0	6.4	6.4	2.0	.2
2001-06	21.3	7.9	13.5	7.4	4.1	1.7	.2
2006-11	20.1	8.1	12.0	7.6	2.7	1.5	.1

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	11.2	.2	.7	.4	12.6
	Renter	.9	2.1	.7	.0	3.8
	Total	12.2	2.3	1.4	.4	16.3
1991-96	Owner	15.1	.3	1.0	.5	16.9
	Renter	1.5	3.7	1.3	.1	6.6
	Total	16.6	4.0	2.3	.6	23.5
1996-01	Owner	14.3	.3	1.0	.5	16.1
	Renter	1.4	3.7	1.2	.1	6.4
	Total	15.7	4.0	2.2	.5	22.5
2001-06	Owner	13.2	.3	1.0	.5	15.0
	Renter	1.3	3.8	1.2	.1	6.4
	Total	14.5	4.1	2.2	.6	21.3
2006-11	Owner	12.2	.3	.9	.5	13.9
	Renter	1.2	3.8	1.1	.1	6.3
	Total	13.4	4.2	2.0	.5	20.1

APPENDIX A

Area: ALBERTA
Projection: #3 (BASE) (all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	2,365.8	836.1	227.1	609.1	196.5	336.6	69.0	7.0
1991	2,511.4	918.0	250.0	668.1	214.2	368.9	77.2	7.7
1996	2,773.9	1,044.1	288.6	755.6	245.1	412.7	89.0	8.8
2001	3,022.2	1,167.4	329.2	838.1	279.7	448.6	100.1	9.8
2006	3,251.3	1,285.5	371.8	913.7	319.3	473.8	109.9	10.7
2011	3,464.4	1,398.3	415.7	982.5	360.3	492.3	118.4	11.6

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	16.4	4.6	11.8	3.5	6.5	1.7	.1
1991-96	25.2	7.7	17.5	6.2	8.7	2.4	.2
1996-01	24.6	8.1	16.5	6.9	7.2	2.2	.2
2001-06	23.6	8.5	15.1	7.9	5.0	2.0	.2
2006-11	22.6	8.8	13.8	8.2	3.7	1.7	.2

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	11.3	.2	.7	.4	12.6
	Renter	.9	2.1	.7	.0	3.8
	Total	12.2	2.3	1.5	.4	16.4
1991-96	Owner	15.9	.3	1.1	.5	17.9
	Renter	1.7	4.1	1.5	.1	7.3
	Total	17.6	4.4	2.6	.6	25.2
1996-01	Owner	15.5	.4	1.1	.5	17.4
	Renter	1.6	4.1	1.4	.1	7.2
	Total	17.0	4.5	2.5	.6	24.6
2001-06	Owner	14.5	.4	1.1	.6	16.4
	Renter	1.5	4.2	1.4	.1	7.2
	Total	16.0	4.6	2.5	.6	23.6
2006-11	Owner	13.6	.4	1.0	.5	15.5
	Renter	1.4	4.3	1.3	.1	7.1
	Total	15.0	4.6	2.3	.6	22.6

APPENDIX A

Area: ALBERTA

Projection: #4 (HIGH IMMIGRATION) (all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	2,365.8	836.1	227.1	609.1	196.5	336.6	69.0	7.0
1991	2,511.4	918.0	250.0	668.1	214.2	368.9	77.2	7.7
1996	2,781.5	1,046.9	289.4	757.5	245.8	413.7	89.3	8.8
2001	3,055.7	1,179.8	333.0	846.8	282.6	453.2	101.2	9.9
2006	3,313.9	1,309.0	378.7	930.3	324.8	482.6	111.9	10.9
2011	3,557.9	1,433.5	426.0	1,007.4	368.3	505.7	121.6	11.9

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	16.4	4.6	11.8	3.5	6.5	1.7	.1
1991-96	25.8	7.9	17.9	6.3	8.9	2.4	.2
1996-01	26.6	8.7	17.9	7.4	7.9	2.4	.2
2001-06	25.8	9.1	16.7	8.4	5.9	2.1	.2
2006-11	24.9	9.5	15.4	8.7	4.6	1.9	.2

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	11.3	.2	.7	.4	12.6
	Renter	.9	2.1	.7	.0	3.8
	Total	12.2	2.3	1.5	.4	16.4
1991-96	Owner	16.2	.4	1.1	.5	18.2
	Renter	1.7	4.2	1.5	.1	7.6
	Total	17.9	4.5	2.7	.6	25.8
1996-01	Owner	16.4	.4	1.2	.6	18.6
	Renter	1.8	4.5	1.6	.1	8.0
	Total	18.2	4.9	2.8	.7	26.6
2001-06	Owner	15.6	.4	1.2	.6	17.8
	Renter	1.7	4.7	1.6	.1	8.0
	Total	17.3	5.0	2.8	.7	25.8
2006-11	Owner	14.9	.4	1.1	.6	17.0
	Renter	1.6	4.7	1.5	.1	7.9
	Total	16.5	5.1	2.6	.7	24.9

APPENDIX A

Area: ALBERTA
Projection: #5 (HIGH)

(all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	2,365.8	836.1	227.1	609.1	196.5	336.6	69.0	7.0
1991	2,511.4	922.1	257.5	664.7	212.9	367.3	76.8	7.7
1996	2,781.5	1,055.6	304.8	750.8	243.1	410.6	88.5	8.7
2001	3,055.7	1,193.5	356.4	837.0	278.5	448.8	99.9	9.8
2006	3,313.9	1,327.5	410.3	917.2	319.1	477.1	110.3	10.8
2011	3,557.9	1,456.4	465.4	991.0	360.9	498.9	119.5	11.7

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	17.2	6.1	11.1	3.3	6.1	1.6	.1
1991-96	26.7	9.5	17.2	6.0	8.7	2.3	.2
1996-01	27.6	10.3	17.2	7.1	7.6	2.3	.2
2001-06	26.8	10.8	16.0	8.1	5.7	2.1	.2
2006-11	25.8	11.0	14.8	8.4	4.4	1.8	.2

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	11.2	.3	.8	.4	12.7
	Renter	1.0	2.7	.8	.0	4.5
	Total	12.2	3.0	1.5	.4	17.2
1991-96	Owner	16.2	.4	1.1	.6	18.3
	Renter	1.8	4.8	1.6	.1	8.4
	Total	18.1	5.2	2.8	.7	26.7
1996-01	Owner	16.5	.4	1.2	.6	18.7
	Renter	1.9	5.2	1.7	.1	8.8
	Total	18.4	5.6	2.9	.7	27.6
2001-06	Owner	15.7	.4	1.2	.6	18.0
	Renter	1.8	5.3	1.7	.1	8.8
	Total	17.5	5.7	2.9	.7	26.8
2006-11	Owner	14.9	.4	1.1	.6	17.1
	Renter	1.7	5.3	1.6	.1	8.7
	Total	16.6	5.8	2.7	.7	25.8

APPENDIX A

Area: ALBERTA

Projection: #6 (CENTRAL) (all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	2,365.8	836.1	227.1	609.1	196.5	336.6	69.0	7.0
1991	2,503.0	914.9	249.1	665.8	213.5	367.7	77.0	7.7
1996	2,644.7	995.1	275.1	720.0	234.8	392.1	84.7	8.4
2001	2,768.5	1,069.4	302.9	766.5	259.2	407.1	91.2	9.0
2006	2,889.2	1,143.7	333.9	809.8	288.7	414.8	96.7	9.6
2011	3,012.3	1,218.2	367.1	851.0	319.3	420.0	101.7	10.1

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	15.8	4.4	11.4	3.4	6.2	1.6	.1
1991-96	16.0	5.2	10.8	4.3	4.9	1.5	.1
1996-01	14.9	5.6	9.3	4.9	3.0	1.3	.1
2001-06	14.9	6.2	8.7	5.9	1.5	1.1	.1
2006-11	14.9	6.6	8.3	6.1	1.0	1.0	.1

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	11.0	.2	.7	.4	12.3
	Renter	.9	2.0	.7	.0	3.5
	Total	11.8	2.2	1.4	.4	15.8
1991-96	Owner	11.3	.3	.7	.3	12.5
	Renter	.8	2.2	.6	.0	3.5
	Total	12.1	2.4	1.3	.3	16.0
1996-01	Owner	10.0	.2	.7	.3	11.2
	Renter	.7	2.4	.6	.0	3.7
	Total	10.7	2.6	1.2	.3	14.9
2001-06	Owner	9.2	.2	.7	.3	10.5
	Renter	.8	2.8	.7	.0	4.4
	Total	10.0	3.0	1.4	.4	14.9
2006-11	Owner	8.9	.3	.6	.4	10.1
	Renter	.9	3.1	.8	.0	4.8
	Total	9.7	3.3	1.5	.4	14.9

APPENDIX A

Area: BRITISH COLUMBIA
Projection: #1 (LOW)

(all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	2,883.3	1,087.1	325.3	761.9	284.9	373.4	90.3	13.3
1991	3,197.8	1,238.0	368.0	870.0	324.6	424.8	105.4	15.2
1996	3,456.5	1,361.7	403.6	958.1	360.3	463.0	117.9	16.9
2001	3,684.8	1,474.2	438.2	1,036.1	397.8	491.0	128.8	18.5
2006	3,884.1	1,578.7	473.8	1,104.9	441.7	505.9	137.3	20.0
2011	4,058.5	1,675.9	510.7	1,165.1	486.1	513.5	144.3	21.2

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	30.2	8.6	21.6	7.9	10.3	3.0	.4
1991-96	24.7	7.1	17.6	7.1	7.7	2.5	.3
1996-01	22.5	6.9	15.6	7.5	5.6	2.2	.3
2001-06	20.9	7.1	13.8	8.8	3.0	1.7	.3
2006-11	19.4	7.4	12.1	8.9	1.5	1.4	.3

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	17.6	1.2	1.1	.6	20.5
	Renter	2.2	5.8	1.6	.1	9.7
	Total	19.7	7.1	2.7	.7	30.2
1991-96	Owner	15.3	1.1	1.0	.5	17.8
	Renter	1.4	4.4	1.1	.1	6.9
	Total	16.7	5.4	2.0	.5	24.7
1996-01	Owner	13.9	1.0	.9	.4	16.2
	Renter	1.3	4.0	.9	.1	6.3
	Total	15.2	5.0	1.8	.5	22.5
2001-06	Owner	12.6	1.0	.9	.4	14.8
	Renter	1.2	3.9	.9	.1	6.0
	Total	13.8	4.9	1.7	.5	20.9
2006-11	Owner	11.2	1.0	.8	.4	13.4
	Renter	1.1	4.0	.8	.1	6.0
	Total	12.3	5.1	1.6	.5	19.4

APPENDIX A

Area: BRITISH COLUMBIA
Projection: #2 (LOW IMMIGRATION)

(all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	2,883.3	1,087.1	325.3	761.9	284.9	373.4	90.3	13.3
1991	3,197.8	1,242.8	378.1	864.8	322.7	422.3	104.7	15.1
1996	3,456.5	1,372.2	423.9	948.2	356.8	458.2	116.4	16.7
2001	3,684.8	1,490.7	468.4	1,022.4	393.0	484.5	126.7	18.3
2006	3,884.1	1,600.9	513.2	1,087.6	435.5	497.8	134.6	19.7
2011	4,058.5	1,702.5	558.3	1,144.2	478.3	504.1	140.9	20.9

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	31.1	10.6	20.6	7.6	9.8	2.9	.4
1991-96	25.9	9.2	16.7	6.8	7.2	2.3	.3
1996-01	23.7	8.9	14.8	7.2	5.3	2.0	.3
2001-06	22.0	9.0	13.0	8.5	2.7	1.6	.3
2006-11	20.3	9.0	11.3	8.6	1.3	1.3	.2

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	17.4	1.3	1.2	.6	20.5
	Renter	2.2	6.7	1.7	.1	10.7
	Total	19.7	8.0	2.8	.7	31.1
1991-96	Owner	15.2	1.1	1.0	.5	17.9
	Renter	1.5	5.2	1.1	.1	8.0
	Total	16.8	6.4	2.1	.6	25.9
1996-01	Owner	14.0	1.1	.9	.4	16.4
	Renter	1.4	4.9	1.0	.1	7.3
	Total	15.3	5.9	2.0	.5	23.7
2001-06	Owner	12.7	1.0	.9	.5	15.0
	Renter	1.3	4.7	.9	.1	7.0
	Total	13.9	5.8	1.8	.5	22.0
2006-11	Owner	11.2	1.1	.8	.5	13.5
	Renter	1.1	4.7	.9	.1	6.8
	Total	12.3	5.8	1.7	.5	20.3

APPENDIX A

Area: BRITISH COLUMBIA
Projection: #3 (BASE)

(all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	2,883.3	1,087.1	325.3	761.9	284.9	373.4	90.3	13.3
1991	3,198.9	1,243.2	378.2	865.0	322.8	422.4	104.7	15.1
1996	3,489.7	1,384.8	428.0	956.7	360.1	462.2	117.5	16.9
2001	3,755.6	1,518.0	477.3	1,040.8	399.9	493.3	129.1	18.6
2006	3,994.8	1,643.8	527.2	1,116.7	446.2	511.9	138.4	20.2
2011	4,210.4	1,761.8	577.4	1,184.4	492.9	523.6	146.4	21.6

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	31.2	10.6	20.6	7.6	9.8	2.9	.4
1991-96	28.3	10.0	18.3	7.5	8.0	2.6	.4
1996-01	26.7	9.8	16.8	7.9	6.2	2.3	.3
2001-06	25.2	10.0	15.2	9.3	3.7	1.9	.3
2006-11	23.6	10.1	13.5	9.3	2.3	1.6	.3

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	17.5	1.3	1.2	.6	20.5
	Renter	2.2	6.7	1.7	.1	10.7
	Total	19.7	8.0	2.8	.7	31.2
1991-96	Owner	16.4	1.2	1.1	.5	19.3
	Renter	1.8	5.8	1.3	.1	9.0
	Total	18.2	7.1	2.4	.6	28.3
1996-01	Owner	15.4	1.2	1.1	.5	18.2
	Renter	1.7	5.6	1.2	.1	8.5
	Total	17.1	6.7	2.3	.6	26.7
2001-06	Owner	14.3	1.2	1.0	.5	17.0
	Renter	1.5	5.4	1.1	.1	8.2
	Total	15.8	6.6	2.2	.6	25.2
2006-11	Owner	13.0	1.2	.9	.5	15.6
	Renter	1.4	5.4	1.1	.1	8.0
	Total	14.4	6.6	2.0	.6	23.6

APPENDIX A

Area: BRITISH COLUMBIA
Projection: 04 (HIGH IMMIGRATION) (all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	2,883.3	1,087.1	325.3	761.9	284.9	373.4	90.3	13.3
1991	3,198.9	1,243.2	378.2	865.0	322.8	422.4	104.7	15.1
1996	3,500.0	1,388.6	429.3	959.3	361.1	463.4	117.8	16.9
2001	3,800.5	1,535.2	483.0	1,052.3	404.3	498.7	130.5	18.8
2006	4,078.1	1,676.1	537.8	1,138.3	454.3	522.1	141.3	20.6
2011	4,334.1	1,810.0	593.1	1,216.9	504.8	539.1	150.8	22.2

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	31.2	10.6	20.6	7.6	9.8	2.9	.4
1991-96	29.1	10.2	18.9	7.7	8.2	2.6	.4
1996-01	29.3	10.7	18.6	8.6	7.0	2.5	.4
2001-06	28.2	11.0	17.2	10.0	4.7	2.2	.4
2006-11	26.8	11.1	15.7	10.1	3.4	1.9	.3

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	17.5	1.3	1.2	.6	20.5
	Renter	2.2	6.7	1.7	.1	10.7
	Total	19.7	8.0	2.8	.7	31.2
1991-96	Owner	16.8	1.2	1.1	.6	19.8
	Renter	1.9	6.0	1.4	.1	9.3
	Total	18.7	7.3	2.5	.6	29.1
1996-01	Owner	16.7	1.2	1.1	.6	19.7
	Renter	1.9	6.2	1.4	.1	9.6
	Total	18.7	7.4	2.6	.7	29.3
2001-06	Owner	15.8	1.3	1.1	.6	18.8
	Renter	1.8	6.1	1.4	.1	9.4
	Total	17.7	7.4	2.5	.7	28.2
2006-11	Owner	14.7	1.3	1.0	.6	17.6
	Renter	1.7	6.1	1.3	.1	9.2
	Total	16.3	7.5	2.3	.7	26.8

APPENDIX A

Area: BRITISH COLUMBIA
Projection: #5 (HIGH)

(all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	2,883.3	1,087.1	325.3	761.9	284.9	373.4	90.3	13.3
1991	3,198.9	1,248.1	388.1	860.0	321.1	419.9	104.0	15.0
1996	3,500.0	1,398.9	449.6	949.4	357.7	458.5	116.4	16.8
2001	3,800.5	1,551.7	513.7	1,038.0	399.3	491.8	128.4	18.6
2006	4,078.1	1,698.5	578.7	1,119.8	447.6	513.5	138.4	20.3
2011	4,334.1	1,837.3	643.4	1,194.0	496.3	528.7	147.1	21.8

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	32.2	12.6	19.6	7.2	9.3	2.7	.3
1991-96	30.2	12.3	17.9	7.3	7.7	2.5	.4
1996-01	30.5	12.8	17.7	8.3	6.7	2.4	.4
2001-06	29.4	13.0	16.4	9.7	4.3	2.0	.3
2006-11	27.8	12.9	14.8	9.7	3.1	1.7	.3

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	17.3	1.4	1.2	.6	20.5
	Renter	2.3	7.5	1.7	.1	11.7
	Total	19.7	8.9	2.9	.7	32.2
1991-96	Owner	16.7	1.3	1.2	.6	19.8
	Renter	1.9	6.9	1.4	.1	10.4
	Total	18.7	8.2	2.6	.7	30.2
1996-01	Owner	16.8	1.3	1.2	.6	19.9
	Renter	2.0	7.1	1.5	.1	10.7
	Total	18.8	8.4	2.7	.7	30.5
2001-06	Owner	15.9	1.3	1.1	.6	19.0
	Renter	1.9	7.0	1.4	.1	10.4
	Total	17.8	8.3	2.6	.7	29.4
2006-11	Owner	14.6	1.4	1.1	.6	17.7
	Renter	1.7	6.9	1.3	.1	10.1
	Total	16.4	8.3	2.4	.7	27.8

APPENDIX A

Area: BRITISH COLUMBIA
Projection: #6 (CENTRAL) (all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	2,883.3	1,087.1	325.3	761.9	284.9	373.4	90.3	13.3
1991	3,194.2	1,241.5	377.7	863.9	322.5	421.8	104.6	15.1
1996	3,425.3	1,361.0	421.1	940.0	355.2	453.0	115.2	16.6
2001	3,626.3	1,469.1	463.2	1,005.9	389.7	474.1	124.1	18.0
2006	3,809.9	1,572.3	506.7	1,065.6	430.7	484.4	131.2	19.3
2011	3,982.4	1,671.4	551.4	1,120.0	472.1	490.2	137.3	20.4

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	30.9	10.5	20.4	7.5	9.7	2.9	.4
1991-96	23.9	8.7	15.2	6.5	6.3	2.1	.3
1996-01	21.6	8.4	13.2	6.9	4.2	1.8	.3
2001-06	20.6	8.7	11.9	8.2	2.0	1.4	.3
2006-11	19.8	8.9	10.9	8.3	1.2	1.2	.2

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	17.3	1.3	1.1	.6	20.3
	Renter	2.2	6.6	1.6	.1	10.6
	Total	19.5	7.9	2.8	.7	30.9
1991-96	Owner	14.3	1.1	.9	.5	16.8
	Renter	1.3	4.8	1.0	.1	7.1
	Total	15.6	5.9	1.9	.5	23.9
1996-01	Owner	12.8	1.0	.9	.4	15.0
	Renter	1.2	4.5	.9	.1	6.6
	Total	13.9	5.5	1.7	.5	21.6
2001-06	Owner	11.7	1.0	.8	.4	14.0
	Renter	1.2	4.5	.9	.1	6.6
	Total	12.9	5.5	1.7	.5	20.6
2006-11	Owner	10.7	1.1	.8	.5	13.0
	Renter	1.1	4.7	.9	.1	6.8
	Total	11.9	5.8	1.6	.5	19.8

APPENDIX A

Area: YUKON
Projection: #1 (LOW)

(all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	23.5	8.0	2.2	5.8	1.7	3.2	.8	.1
1991	26.3	9.2	2.5	6.7	2.0	3.6	1.0	.1
1996	30.2	11.0	3.1	8.0	2.4	4.2	1.3	.1
2001	33.7	12.8	3.6	9.1	2.9	4.6	1.5	.1
2006	36.3	14.1	4.2	10.0	3.3	4.9	1.7	.1
2011	38.3	15.3	4.6	10.6	3.7	5.0	1.8	.1

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	.3	.1	.2	.1	.1	.0	.0
1991-96	.4	.1	.3	.1	.1	.0	.0
1996-01	.3	.1	.2	.1	.1	.0	.0
2001-06	.3	.1	.2	.1	.0	.0	.0
2006-11	.2	.1	.1	.1	.0	.0	.0

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	.1	.0	.0	.0	.2
	Renter	.0	.0	.0	.0	.1
	Total	.2	.0	.0	.0	.3
1991-96	Owner	.2	.0	.0	.0	.2
	Renter	.1	.0	.0	.0	.1
	Total	.3	.0	.0	.0	.4
1996-01	Owner	.2	.0	.0	.0	.2
	Renter	.1	.0	.0	.0	.1
	Total	.3	.0	.0	.0	.3
2001-06	Owner	.1	.0	.0	.0	.2
	Renter	.0	.0	.0	.0	.1
	Total	.2	.0	.0	.0	.3
2006-11	Owner	.1	.0	.0	.0	.1
	Renter	.0	.0	.0	.0	.1
	Total	.2	.0	.0	.0	.2

APPENDIX A

Area: YUKON
Projection: #2 (LOW IMMIGRATION) (all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	23.5	8.0	2.2	5.8	1.7	3.2	.8	.1
1991	26.3	9.3	2.6	6.7	2.0	3.6	1.0	.1
1996	30.2	11.2	3.2	7.9	2.4	4.2	1.2	.1
2001	33.7	12.9	3.9	9.1	2.9	4.6	1.5	.1
2006	36.3	14.4	4.5	9.9	3.3	4.8	1.6	.1
2011	38.3	15.5	5.0	10.5	3.7	4.9	1.8	.1

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	.3	.1	.2	.1	.1	.0	.0
1991-96	.4	.1	.3	.1	.1	.0	.0
1996-01	.4	.1	.2	.1	.1	.0	.0
2001-06	.3	.1	.2	.1	.0	.0	.0
2006-11	.2	.1	.1	.1	.0	.0	.0

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	.1	.0	.0	.0	.2
	Renter	.0	.0	.0	.0	.1
	Total	.2	.0	.0	.0	.3
1991-96	Owner	.2	.0	.0	.0	.2
	Renter	.1	.0	.0	.0	.1
	Total	.3	.1	.0	.0	.4
1996-01	Owner	.2	.0	.0	.0	.2
	Renter	.1	.0	.0	.0	.1
	Total	.3	.0	.0	.0	.4
2001-06	Owner	.2	.0	.0	.0	.2
	Renter	.0	.0	.0	.0	.1
	Total	.2	.0	.0	.0	.3
2006-11	Owner	.1	.0	.0	.0	.1
	Renter	.0	.0	.0	.0	.1
	Total	.2	.0	.0	.0	.2

APPENDIX A

Area: YUKON
Projection: #3 (BASE)

(all numbers in thousands)

i) Total Projected Population and Households

Year	Popu-lation	All house-holds	Non-Family House-holds	Total Family House-holds	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	23.5	8.0	2.2	5.8	1.7	3.2	.8	.1
1991	26.3	9.3	2.6	6.7	2.0	3.6	1.0	.1
1996	30.4	11.3	3.3	8.0	2.4	4.2	1.3	.1
2001	34.3	13.2	3.9	9.2	2.9	4.7	1.5	.1
2006	37.2	14.7	4.6	10.1	3.4	5.0	1.7	.1
2011	39.5	16.0	5.2	10.9	3.8	5.1	1.9	.1

ii) Average Annual Potential Demand by Household Type

Period	All House-holds	Non-Family House-holds	Total Family House-holds	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	.3	.1	.2	.1	.1	.0	.0
1991-96	.4	.1	.3	.1	.1	.0	.0
1996-01	.4	.1	.2	.1	.1	.1	.0
2001-06	.3	.1	.2	.1	.1	.0	.0
2006-11	.3	.1	.1	.1	.0	.0	.0

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apart-ment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	.1	.0	.0	.0	.2
	Renter	.0	.0	.0	.0	.1
	Total	.2	.0	.0	.0	.3
1991-96	Owner	.2	.0	.0	.0	.2
	Renter	.1	.0	.0	.0	.2
	Total	.3	.1	.0	.0	.4
1996-01	Owner	.2	.0	.0	.0	.2
	Renter	.1	.0	.0	.0	.1
	Total	.3	.1	.0	.0	.4
2001-06	Owner	.2	.0	.0	.0	.2
	Renter	.1	.0	.0	.0	.1
	Total	.2	.0	.0	.0	.3
2006-11	Owner	.1	.0	.0	.0	.2
	Renter	.0	.0	.0	.0	.1
	Total	.2	.0	.0	.0	.3

APPENDIX A

Area: YUKON

Projection: #4 (HIGH IMMIGRATION) (all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	23.5	8.0	2.2	5.8	1.7	3.2	.8	.1
1991	26.3	9.3	2.6	6.7	2.0	3.6	1.0	.1
1996	30.5	11.3	3.3	8.0	2.5	4.2	1.3	.1
2001	34.6	13.3	4.0	9.3	2.9	4.8	1.5	.1
2006	37.8	15.0	4.6	10.3	3.4	5.1	1.7	.1
2011	40.5	16.4	5.3	11.2	3.9	5.3	1.9	.1

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	.3	.1	.2	.1	.1	.0	.0
1991-96	.4	.1	.3	.1	.1	.1	.0
1996-01	.4	.1	.3	.1	.1	.1	.0
2001-06	.3	.1	.2	.1	.1	.0	.0
2006-11	.3	.1	.2	.1	.0	.0	.0

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	.1	.0	.0	.0	.2
	Renter	.0	.0	.0	.0	.1
	Total	.2	.0	.0	.0	.3
1991-96	Owner	.2	.0	.0	.0	.2
	Renter	.1	.0	.0	.0	.2
	Total	.3	.1	.0	.0	.4
1996-01	Owner	.2	.0	.0	.0	.2
	Renter	.1	.1	.0	.0	.2
	Total	.3	.1	.0	.0	.4
2001-06	Owner	.2	.0	.0	.0	.2
	Renter	.1	.0	.0	.0	.1
	Total	.2	.1	.0	.0	.3
2006-11	Owner	.2	.0	.0	.0	.2
	Renter	.1	.0	.0	.0	.1
	Total	.2	.0	.0	.0	.3

APPENDIX A

Area: YUKON
Projection: #5 (HIGH)

(all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	23.5	8.0	2.2	5.8	1.7	3.2	.8	.1
1991	26.3	9.3	2.7	6.7	2.0	3.6	1.0	.1
1996	30.5	11.4	3.4	8.0	2.4	4.2	1.3	.1
2001	34.6	13.5	4.2	9.2	2.9	4.7	1.5	.1
2006	37.8	15.2	5.0	10.2	3.4	5.0	1.7	.1
2011	40.5	16.7	5.7	11.0	3.8	5.2	1.9	.1

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	.3	.1	.2	.1	.1	.0	.0
1991-96	.4	.2	.3	.1	.1	.1	.0
1996-01	.4	.2	.3	.1	.1	.1	.0
2001-06	.3	.2	.2	.1	.1	.0	.0
2006-11	.3	.1	.2	.1	.0	.0	.0

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	.2	.0	.0	.0	.2
	Renter	.0	.0	.0	.0	.1
	Total	.2	.0	.0	.0	.3
1991-96	Owner	.2	.0	.0	.0	.3
	Renter	.1	.1	.0	.0	.2
	Total	.3	.1	.0	.0	.4
1996-01	Owner	.2	.0	.0	.0	.2
	Renter	.1	.1	.0	.0	.2
	Total	.3	.1	.0	.0	.4
2001-06	Owner	.2	.0	.0	.0	.2
	Renter	.1	.0	.0	.0	.1
	Total	.2	.1	.0	.0	.3
2006-11	Owner	.2	.0	.0	.0	.2
	Renter	.1	.0	.0	.0	.1
	Total	.2	.0	.0	.0	.3

APPENDIX A

Area: YUKON
Projection: #6 (CENTRAL) (all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	23.5	8.0	2.2	5.8	1.7	3.2	.8	.1
1991	26.2	9.2	2.6	6.6	2.0	3.6	1.0	.1
1996	28.2	10.4	3.0	7.4	2.3	3.9	1.2	.1
2001	30.0	11.5	3.5	8.1	2.6	4.1	1.3	.1
2006	31.5	12.5	3.9	8.6	2.9	4.2	1.4	.1
2011	33.0	13.4	4.4	9.1	3.2	4.2	1.5	.1

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	.3	.1	.2	.1	.1	.0	.0
1991-96	.2	.1	.2	.1	.1	.0	.0
1996-01	.2	.1	.1	.1	.0	.0	.0
2001-06	.2	.1	.1	.1	.0	.0	.0
2006-11	.2	.1	.1	.1	.0	.0	.0

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	.1	.0	.0	.0	.2
	Renter	.0	.0	.0	.0	.1
	Total	.2	.0	.0	.0	.3
1991-96	Owner	.1	.0	.0	.0	.2
	Renter	.0	.0	.0	.0	.1
	Total	.2	.0	.0	.0	.2
1996-01	Owner	.1	.0	.0	.0	.1
	Renter	.0	.0	.0	.0	.1
	Total	.2	.0	.0	.0	.2
2001-06	Owner	.1	.0	.0	.0	.1
	Renter	.0	.0	.0	.0	.1
	Total	.1	.0	.0	.0	.2
2006-11	Owner	.1	.0	.0	.0	.1
	Renter	.0	.0	.0	.0	.1
	Total	.1	.0	.0	.0	.2

APPENDIX A

Area: NORTHWEST TERRITORIES
Projection: #1 (LOW)

(all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	52.3	13.8	3.0	10.8	2.0	6.9	1.5	.4
1991	55.1	15.1	3.2	11.9	2.2	7.6	1.7	.5
1996	59.1	16.8	3.5	13.3	2.4	8.3	2.0	.6
2001	63.0	18.4	3.8	14.5	2.6	8.9	2.3	.7
2006	67.9	20.2	4.2	16.0	2.9	9.6	2.7	.8
2011	73.6	22.2	4.7	17.5	3.2	10.3	3.1	.9

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	.3	.0	.2	.0	.1	.0	.0
1991-96	.3	.1	.3	.0	.1	.1	.0
1996-01	.3	.1	.3	.0	.1	.1	.0
2001-06	.4	.1	.3	.1	.1	.1	.0
2006-11	.4	.1	.3	.1	.1	.1	.0

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	.1	.0	.0	.0	.1
	Renter	.1	.0	.0	.0	.2
	Total	.2	.0	.0	.0	.3
1991-96	Owner	.1	.0	.0	.0	.1
	Renter	.1	.0	.0	.0	.2
	Total	.2	.0	.0	.0	.3
1996-01	Owner	.1	.0	.0	.0	.1
	Renter	.1	.0	.0	.0	.2
	Total	.2	.0	.0	.0	.3
2001-06	Owner	.1	.0	.0	.0	.1
	Renter	.1	.0	.0	.0	.2
	Total	.3	.0	.0	.0	.4
2006-11	Owner	.1	.0	.0	.0	.1
	Renter	.2	.0	.1	.0	.3
	Total	.3	.1	.1	.0	.4

APPENDIX A

Area: NORTHWEST TERRITORIES
Projection: #2 (LOW IMMIGRATION)

(all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	52.3	13.8	3.0	10.8	2.0	6.9	1.5	.4
1991	55.1	15.2	3.4	11.9	2.1	7.6	1.7	.5
1996	59.1	17.0	3.8	13.2	2.4	8.3	2.0	.6
2001	63.0	18.7	4.2	14.5	2.6	8.9	2.3	.7
2006	67.9	20.5	4.7	15.8	2.9	9.5	2.7	.8
2011	73.6	22.7	5.3	17.4	3.2	10.2	3.1	.9

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	.3	.1	.2	.0	.1	.0	.0
1991-96	.4	.1	.3	.0	.1	.1	.0
1996-01	.3	.1	.2	.0	.1	.1	.0
2001-06	.4	.1	.3	.1	.1	.1	.0
2006-11	.4	.1	.3	.1	.1	.1	.0

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	.1	.0	.0	.0	.1
	Renter	.1	.0	.0	.0	.2
	Total	.2	.0	.0	.0	.3
1991-96	Owner	.1	.0	.0	.0	.1
	Renter	.1	.0	.0	.0	.2
	Total	.2	.0	.0	.0	.4
1996-01	Owner	.1	.0	.0	.0	.1
	Renter	.1	.0	.0	.0	.2
	Total	.2	.0	.0	.0	.3
2001-06	Owner	.1	.0	.0	.0	.1
	Renter	.2	.0	.0	.0	.3
	Total	.3	.0	.1	.0	.4
2006-11	Owner	.1	.0	.0	.0	.1
	Renter	.2	.1	.1	.0	.3
	Total	.3	.1	.1	.0	.4

APPENDIX A

Area: NORTHWEST TERRITORIES
Projection: #3 (BAC[illegible])

(all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	52.3	13.8	3.0	10.8	2.0	6.9	1.5	.4
1991	55.1	15.2	3.4	11.9	2.1	7.6	1.7	.5
1996	59.3	17.1	3.8	13.3	2.4	8.3	2.0	.6
2001	63.6	18.8	4.3	14.6	2.6	8.9	2.3	.7
2006	68.9	20.8	4.8	16.1	2.9	9.7	2.7	.8
2011	75.0	23.1	5.4	17.7	3.2	10.4	3.1	.9

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	.3	.1	.2	.0	.1	.0	.0
1991-96	.4	.1	.3	.0	.1	.1	.0
1996-01	.4	.1	.3	.0	.1	.1	.0
2001-06	.4	.1	.3	.1	.1	.1	.0
2006-11	.5	.1	.3	.1	.2	.1	.0

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	.1	.0	.0	.0	.1
	Renter	.1	.0	.0	.0	.2
	Total	.2	.0	.0	.0	.3
1991-96	Owner	.1	.0	.0	.0	.1
	Renter	.2	.0	.0	.0	.2
	Total	.3	.0	.0	.0	.4
1996-01	Owner	.1	.0	.0	.0	.1
	Renter	.1	.0	.0	.0	.2
	Total	.2	.0	.0	.0	.4
2001-06	Owner	.1	.0	.0	.0	.1
	Renter	.2	.1	.0	.0	.3
	Total	.3	.1	.1	.0	.4
2006-11	Owner	.1	.0	.0	.0	.1
	Renter	.2	.1	.1	.0	.3
	Total	.3	.1	.1	.0	.5

APPENDIX A

Area: NORTHWEST TERRITORIES
Projection: 04 (HIGH IMMIGRATION) (all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	52.3	13.8	3.0	10.8	2.0	6.9	1.5	.4
1991	55.1	15.2	3.4	11.9	2.1	7.6	1.7	.5
1996	59.4	17.1	3.8	13.3	2.4	8.3	2.0	.6
2001	64.0	19.0	4.3	14.7	2.6	9.0	2.4	.7
2006	69.6	21.1	4.8	16.2	2.9	9.8	2.7	.8
2011	76.2	23.4	5.5	18.0	3.3	10.6	3.2	.9

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	.3	.1	.2	.0	.1	.0	.0
1991-96	.4	.1	.3	.0	.1	.1	.0
1996-01	.4	.1	.3	.1	.1	.1	.0
2001-06	.4	.1	.3	.1	.2	.1	.0
2006-11	.5	.1	.3	.1	.2	.1	.0

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	.1	.0	.0	.0	.1
	Renter	.1	.0	.0	.0	.2
	Total	.2	.0	.0	.0	.3
1991-96	Owner	.1	.0	.0	.0	.1
	Renter	.2	.0	.0	.0	.2
	Total	.3	.0	.0	.0	.4
1996-01	Owner	.1	.0	.0	.0	.1
	Renter	.2	.0	.0	.0	.2
	Total	.3	.0	.0	.0	.4
2001-06	Owner	.1	.0	.0	.0	.1
	Renter	.2	.1	.1	.0	.3
	Total	.3	.1	.1	.0	.4
2006-11	Owner	.1	.0	.0	.0	.1
	Renter	.2	.1	.1	.0	.3
	Total	.3	.1	.1	.0	.5

APPENDIX A

Area: NORTHWEST TERRITORIES
Projection: #5 (HIGH)

(all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	52.3	13.8	3.0	10.8	2.0	6.9	1.5	.4
1991	55.1	15.3	3.5	11.8	2.1	7.5	1.7	.5
1996	59.4	17.2	4.0	13.2	2.4	8.3	2.0	.6
2001	64.0	19.2	4.6	14.6	2.6	8.9	2.3	.7
2006	69.6	21.4	5.3	16.1	2.9	9.7	2.7	.8
2011	76.2	23.8	6.1	17.8	3.2	10.5	3.1	.9

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	.3	.1	.2	.0	.1	.0	.0
1991-96	.4	.1	.3	.0	.1	.1	.0
1996-01	.4	.1	.3	.0	.1	.1	.0
2001-06	.4	.1	.3	.1	.1	.1	.0
2006-11	.5	.2	.3	.1	.2	.1	.0

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	.1	.0	.0	.0	.1
	Renter	.1	.0	.0	.0	.2
	Total	.2	.0	.0	.0	.3
1991-96	Owner	.1	.0	.0	.0	.1
	Renter	.2	.1	.0	.0	.3
	Total	.3	.1	.1	.0	.4
1996-01	Owner	.1	.0	.0	.0	.1
	Renter	.2	.1	.0	.0	.3
	Total	.3	.1	.1	.0	.4
2001-06	Owner	.1	.0	.0	.0	.1
	Renter	.2	.1	.1	.0	.3
	Total	.3	.1	.1	.0	.4
2006-11	Owner	.1	.0	.0	.0	.2
	Renter	.2	.1	.1	.0	.3
	Total	.3	.1	.1	.0	.5

APPENDIX A

Area: NORTHWEST TERRITORIES
Projection: #6 (CENTRAL) (all numbers in thousands)

i) Total Projected Population and Households

Year	Population	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
					(family household types)			
1986	52.3	13.8	3.0	10.8	2.0	6.9	1.5	.4
1991	55.3	15.3	3.4	11.9	2.2	7.6	1.7	.5
1996	62.4	18.0	4.0	14.0	2.5	8.8	2.1	.6
2001	69.8	20.8	4.6	16.1	2.9	10.0	2.6	.7
2006	77.8	23.7	5.4	18.3	3.3	11.0	3.1	.9
2011	86.6	26.8	6.2	20.6	3.8	12.1	3.6	1.1

ii) Average Annual Potential Demand by Household Type

Period	All Households	Non-Family Households	Total Family Households	Childless Couples	Couples With Children	Lone Parents	Multi-Family Households
				(family household types)			
1986-91	.3	.1	.2	.0	.1	.0	.0
1991-96	.5	.1	.4	.1	.2	.1	.0
1996-01	.5	.1	.4	.1	.2	.1	.0
2001-06	.6	.1	.4	.1	.2	.1	.0
2006-11	.6	.2	.5	.1	.2	.1	.0

iii) Average Annual Potential Demand by Tenure and Dwelling Type

Period	Tenure	Single-Detached House	Apartment	Other Multiple Dwelling	Moveable Dwelling	Total
1986-91	Owner	.1	.0	.0	.0	.1
	Renter	.1	.0	.0	.0	.2
	Total	.2	.0	.0	.0	.3
1991-96	Owner	.1	.0	.0	.0	.2
	Renter	.2	.1	.1	.0	.4
	Total	.4	.1	.1	.0	.5
1996-01	Owner	.1	.0	.0	.0	.2
	Renter	.2	.1	.1	.0	.4
	Total	.4	.1	.1	.0	.5
2001-06	Owner	.2	.0	.0	.0	.2
	Renter	.2	.1	.1	.0	.4
	Total	.4	.1	.1	.0	.6
2006-11	Owner	.2	.0	.0	.0	.2
	Renter	.3	.1	.1	.0	.4
	Total	.4	.1	.1	.0	.6

APPENDIX B

APPENDIX B

Area: CANADA
Projection: #3 (BASE) (all numbers in thousands)

i) Projected Population by Age Group

Age Group	1986	1991	1996	2001	2006	2011
0-4	1,810.2	1,904.0	1,941.4	1,897.2	1,889.0	1,922.8
5-14	3,581.8	3,701.0	3,853.3	3,981.9	3,972.5	3,916.9
15-24	4,178.2	3,835.8	3,871.0	4,003.6	4,153.8	4,278.0
25-34	4,527.2	4,754.3	4,568.4	4,335.6	4,368.8	4,495.4
35-44	3,640.9	4,280.2	4,713.3	4,959.0	4,774.7	4,539.5
45-54	2,545.2	2,926.1	3,667.3	4,299.1	4,732.3	4,977.3
55-64	2,328.4	2,378.3	2,516.9	2,922.6	3,641.1	4,251.9
65-74	1,650.0	1,872.3	2,080.3	2,184.1	2,328.0	2,706.1
75+	1,047.5	1,276.7	1,541.2	1,852.8	2,124.0	2,340.6

ii) Projected Households by Age of Head

Age Group	1986	1991	1996	2001	2006	2011
15-24	535.9	486.6	490.9	518.2	543.0	571.5
25-34	2,124.0	2,249.8	2,181.2	2,075.4	2,097.5	2,167.6
35-44	1,971.5	2,334.4	2,585.3	2,735.1	2,646.2	2,524.0
45-54	1,412.5	1,633.7	2,058.6	2,426.2	2,682.3	2,832.1
55-64	1,327.0	1,358.9	1,440.9	1,676.0	2,091.6	2,446.4
65-74	1,021.3	1,160.4	1,293.0	1,360.0	1,450.8	1,686.3
75+	599.4	731.6	884.1	1,063.6	1,219.6	1,344.7

iii) Projected Non-Family Households by Age of Head

Age Group	1986	1991	1996	2001	2006	2011
15-24	248.9	239.6	253.8	278.3	301.2	325.1
25-34	515.5	571.9	577.1	575.9	605.1	643.9
35-44	287.4	354.2	407.7	444.0	439.9	430.5
45-54	218.3	257.8	331.3	399.0	448.2	480.4
55-64	325.9	338.2	360.8	420.1	526.8	625.2
65-74	409.2	466.8	526.3	557.1	595.3	690.1
75+	351.4	432.0	525.2	635.7	732.8	811.3

iv) Projected Family Households by Age of Head

Age Group	1986	1991	1996	2001	2006	2011
15-24	287.0	247.0	237.2	239.9	241.7	246.4
25-34	1,608.5	1,677.9	1,604.1	1,499.5	1,492.4	1,523.7
35-44	1,684.1	1,980.2	2,177.6	2,291.1	2,206.3	2,093.5
45-54	1,194.2	1,375.9	1,727.4	2,027.2	2,234.1	2,351.7
55-64	1,001.1	1,020.7	1,080.1	1,255.9	1,564.8	1,821.2
65-74	612.1	693.6	766.6	802.8	855.5	996.2
75+	248.0	299.7	358.9	427.9	486.9	533.3

APPENDIX B

Area: NEWFOUNDLAND

Projection: #3 (BASE) (all numbers in thousands)

i) Projected Population by Age Group

Age Group	1986	1991	1996	2001	2006	2011
0-4	43.3	38.3	37.3	34.3	31.1	28.5
5-14	103.5	92.2	81.8	75.3	70.8	64.7
15-24	109.4	103.9	90.6	81.1	73.7	69.1
25-34	95.6	95.3	92.6	84.4	75.4	70.1
35-44	77.2	90.0	92.5	91.8	88.1	80.5
45-54	48.4	57.5	73.6	85.2	88.1	87.8
55-64	41.0	42.2	45.2	53.9	68.9	79.9
65-74	31.9	33.3	34.8	36.8	39.7	47.4
75+	18.1	22.3	27.2	31.0	34.3	37.1

ii) Projected Households by Age of Head

Age Group	1986	1991	1996	2001	2006	2011
15-24	6.6	6.8	6.0	5.4	5.1	4.6
25-34	37.7	37.7	36.8	33.8	30.2	28.1
35-44	38.3	44.8	46.3	46.1	44.4	40.7
45-54	25.7	30.6	39.4	45.9	47.7	47.7
55-64	23.0	23.9	25.7	30.7	39.4	46.0
65-74	18.9	19.9	20.9	22.2	24.0	28.8
75+	8.8	10.9	13.3	15.3	16.9	18.4

iii) Projected Non-Family Households by Age of Head

Age Group	1986	1991	1996	2001	2006	2011
15-24	1.8	2.0	2.0	1.9	1.9	1.8
25-34	3.7	4.0	4.2	4.1	3.8	3.7
35-44	1.9	2.4	2.5	2.6	2.6	2.4
45-54	1.7	2.1	2.7	3.2	3.3	3.4
55-64	3.5	3.7	4.1	4.9	6.4	7.6
65-74	5.2	5.5	5.9	6.4	6.9	8.3
75+	3.6	4.6	5.7	6.6	7.3	8.0

iv) Projected Family Households by Age of Head

Age Group	1986	1991	1996	2001	2006	2011
15-24	4.9	4.7	4.1	3.5	3.2	2.9
25-34	34.1	33.7	32.6	29.8	26.4	24.3
35-44	36.4	42.5	43.8	43.5	41.8	38.3
45-54	23.9	28.6	36.7	42.7	44.4	44.3
55-64	19.5	20.1	21.6	25.8	33.0	38.4
65-74	13.8	14.3	15.0	15.8	17.1	20.6
75+	5.1	6.3	7.7	8.7	9.6	10.4

APPENDIX B

Area: PRINCE EDWARD ISLAND
Projection: 83 (BASE) (all numbers in thousands)

i) Projected Population by Age Group

Age Group	1986	1991	1996	2001	2006	2011
0-4	9.6	9.8	9.2	8.4	8.0	7.9
5-14	19.8	20.1	20.3	19.5	18.1	16.8
15-24	22.2	19.8	18.5	18.6	18.9	18.5
25-34	20.3	21.9	20.4	18.2	17.3	17.4
35-44	16.7	19.7	21.1	21.8	20.4	18.4
45-54	11.6	12.9	15.5	17.8	19.2	20.1
55-64	10.4	10.5	11.3	12.6	15.2	17.4
65-74	9.2	9.3	9.5	9.8	10.6	11.8
75+	6.9	7.5	8.5	9.3	10.0	10.8

ii) Projected Households by Age of Head

Age Group	1986	1991	1996	2001	2006	2011
15-24	2.0	1.8	1.7	1.7	1.7	1.8
25-34	8.7	9.4	8.9	8.0	7.6	7.6
35-44	8.5	10.2	11.0	11.5	10.8	9.8
45-54	6.2	6.9	8.4	9.7	10.6	11.1
55-64	5.9	6.0	6.5	7.2	8.8	10.1
65-74	5.6	5.7	5.8	6.0	6.5	7.2
75+	3.8	4.1	4.6	5.1	5.5	5.9

iii) Projected Non-Family Households by Age of Head

Age Group	1986	1991	1996	2001	2006	2011
15-24	.7	.7	.7	.7	.8	.8
25-34	1.4	1.6	1.6	1.5	1.4	1.5
35-44	.8	1.0	1.2	1.3	1.2	1.1
45-54	.8	.9	1.1	1.3	1.4	1.5
55-64	1.3	1.4	1.5	1.7	2.1	2.4
65-74	2.0	2.1	2.1	2.2	2.4	2.7
75+	2.1	2.3	2.6	2.9	3.2	3.4

iv) Projected Family Households by Age of Head

Age Group	1986	1991	1996	2001	2006	2011
15-24	1.3	1.2	1.0	.9	1.0	.9
25-34	7.3	7.9	7.4	6.5	6.1	6.1
35-44	7.7	9.2	9.8	10.2	9.6	8.7
45-54	5.4	6.1	7.3	8.4	9.1	9.6
55-64	4.6	4.6	5.0	5.5	6.7	7.7
65-74	3.6	3.6	3.7	3.8	4.1	4.5
75+	1.7	1.8	2.0	2.2	2.3	2.5

APPENDIX B

Area: NOVA SCOTIA
Projection: #3 (BASE) (all numbers in thousands)

i) Projected Population by Age Group

Age Group	1986	1991	1996	2001	2006	2011
0-4	60.1	61.2	60.3	56.7	53.8	52.2
5-14	127.2	122.1	121.6	121.4	117.2	110.9
15-24	153.4	136.0	127.8	123.4	123.0	122.6
25-34	149.7	156.6	148.9	137.0	130.1	126.6
35-44	121.0	138.9	149.0	155.6	148.1	136.8
45-54	82.8	94.5	118.2	136.5	146.6	152.7
55-64	75.0	75.0	79.3	91.9	114.9	132.4
65-74	63.3	64.8	65.3	66.8	71.1	82.6
75+	40.6	48.1	56.3	62.9	67.4	71.3

ii) Projected Households by Age of Head

Age Group	1986	1991	1996	2001	2006	2011
15-24	16.1	14.2	13.6	13.1	13.1	13.4
25-34	66.2	69.9	67.1	61.9	59.0	57.6
35-44	62.6	72.4	78.2	82.1	78.5	72.8
45-54	44.5	51.1	64.4	74.9	80.9	84.7
55-64	42.4	42.5	45.0	52.3	65.5	75.7
65-74	39.9	41.1	41.5	42.6	45.4	52.8
75+	24.2	28.7	33.8	37.9	40.7	43.1

iii) Projected Non-Family Households by Age of Head

Age Group	1986	1991	1996	2001	2006	2011
15-24	6.1	5.9	6.0	6.2	6.5	6.8
25-34	12.1	13.7	13.8	13.5	13.4	13.6
35-44	6.6	7.9	8.9	9.6	9.4	8.9
45-54	5.4	6.3	8.0	9.5	10.3	10.9
55-64	9.8	9.9	10.6	12.3	15.5	18.3
65-74	15.3	15.9	16.2	16.6	17.7	20.5
75+	13.5	16.2	19.2	21.6	23.4	24.9

iv) Projected Family Households by Age of Head

Age Group	1986	1991	1996	2001	2006	2011
15-24	10.0	8.3	7.6	7.0	6.7	6.6
25-34	54.0	56.2	53.3	48.4	45.6	44.0
35-44	56.0	64.5	69.3	72.5	69.1	63.9
45-54	39.1	44.8	56.4	65.4	70.6	73.8
55-64	32.5	32.5	34.4	40.0	50.0	57.5
65-74	24.6	25.2	25.3	26.0	27.7	32.3
75+	10.6	12.5	14.6	16.2	17.3	18.2

APPENDIX B

Area: NEW BRUNSWICK
Projection: #3 (BASE)

(all numbers in thousands)

i) Projected Population by Age Group

Age Group	1986	1991	1996	2001	2006	2011
0-4	50.0	48.2	45.9	42.3	39.4	37.5
5-14	111.5	103.8	98.5	93.9	88.0	81.7
15-24	124.4	114.4	105.4	98.5	94.7	91.1
25-34	122.1	124.0	116.0	105.2	98.2	94.0
35-44	98.3	115.5	121.1	122.3	114.0	103.4
45-54	64.8	74.8	95.0	110.9	116.7	118.3
55-64	59.7	58.7	61.6	71.1	90.0	105.2
65-74	47.5	51.0	52.1	51.8	54.6	63.1
75+	31.3	37.3	43.6	49.9	53.7	56.5

ii) Projected Households by Age of Head

Age Group	1986	1991	1996	2001	2006	2011
15-24	12.1	11.0	10.4	9.6	9.4	9.1
25-34	53.2	54.4	51.4	46.7	43.8	42.0
35-44	51.1	60.6	64.0	65.0	61.0	55.6
45-54	34.5	40.1	51.2	60.1	63.6	64.6
55-64	33.7	33.2	34.9	40.3	51.2	59.9
65-74	29.4	31.7	32.5	32.4	34.2	39.6
75+	17.8	21.3	24.9	28.6	30.9	32.6

iii) Projected Non-Family Households by Age of Head

Age Group	1986	1991	1996	2001	2006	2011
15-24	4.0	3.9	4.0	3.9	4.0	4.1
25-34	7.6	8.6	8.7	8.5	8.4	8.4
35-44	4.5	5.6	6.1	6.4	6.1	5.7
45-54	4.1	4.9	6.3	7.6	8.1	8.4
55-64	7.3	7.3	7.7	8.9	11.4	13.6
65-74	10.7	11.6	12.0	12.0	12.7	14.7
75+	9.6	11.6	13.7	15.8	17.2	18.2

iv) Projected Family Households by Age of Head

Age Group	1986	1991	1996	2001	2006	2011
15-24	8.1	7.1	6.4	5.7	5.3	5.0
25-34	45.5	45.8	42.7	38.2	35.4	33.6
35-44	46.5	55.0	57.9	58.7	55.0	49.9
45-54	30.4	35.3	45.0	52.5	55.4	56.3
55-64	26.4	26.0	27.2	31.4	39.8	46.4
65-74	18.7	20.1	20.5	20.3	21.4	24.8
75+	8.2	9.7	11.2	12.8	13.7	14.4

APPENDIX B

Area: QUEBEC

Projection: #3 (BASE) (all numbers in thousands)

i) Projected Population by Age Group

Age Group	1986	1991	1996	2001	2006	2011
0-4	431.9	440.6	442.9	420.0	415.9	420.7
5-14	909.2	920.8	911.2	931.1	912.6	885.7
15-24	1,060.9	928.9	958.5	983.1	981.6	1,004.5
25-34	1,197.7	1,230.5	1,131.0	1,038.8	1,070.2	1,096.5
35-44	983.2	1,115.8	1,222.9	1,271.0	1,184.7	1,098.8
45-54	685.6	797.0	970.8	1,103.0	1,212.5	1,264.7
55-64	613.4	629.1	656.5	769.4	938.0	1,067.5
65-74	407.5	464.6	521.2	547.9	579.5	684.2
75+	243.1	298.9	361.9	438.0	509.0	564.8

ii) Projected Households by Age of Head

Age Group	1986	1991	1996	2001	2006	2011
15-24	136.0	115.0	114.2	125.1	122.7	127.9
25-34	567.8	590.6	549.0	504.4	519.6	536.9
35-44	542.3	621.2	686.3	718.8	674.7	628.6
45-54	384.3	449.9	551.7	630.5	696.6	729.7
55-64	353.4	363.8	380.8	447.2	546.7	623.7
65-74	247.8	284.0	320.2	338.2	359.0	424.8
75+	125.5	154.6	187.6	227.5	264.8	294.3

iii) Projected Non-Family Households by Age of Head

Age Group	1986	1991	1996	2001	2006	2011
15-24	60.4	54.2	56.6	64.3	65.2	69.8
25-34	136.5	147.8	142.0	136.3	145.7	153.2
35-44	88.8	105.8	121.1	130.3	124.9	119.1
45-54	69.3	83.3	105.2	123.4	139.1	148.6
55-64	93.6	98.7	104.9	124.2	154.4	178.8
65-74	102.2	118.7	136.5	146.4	156.7	185.7
75+	70.7	88.3	108.5	133.0	156.3	175.1

iv) Projected Family Households by Age of Head

Age Group	1986	1991	1996	2001	2006	2011
15-24	75.7	60.8	57.6	60.8	57.5	58.2
25-34	431.3	442.8	407.0	368.2	373.9	383.8
35-44	453.5	515.4	565.2	588.6	549.8	509.5
45-54	315.0	366.6	446.5	507.1	557.6	581.1
55-64	259.7	265.1	275.8	323.0	392.3	444.8
65-74	145.7	165.3	183.8	191.9	202.3	239.1
75+	54.8	66.3	79.1	94.5	108.5	119.2

APPENDIX B

Area: ONTARIO

Projection: #3 (BASE) (all numbers in thousands)

i) Projected Population by Age Group

Age Group	1986	1991	1996	2001	2006	2011
0-4	631.4	699.3	731.2	719.4	715.3	730.9
5-14	1,238.0	1,307.7	1,409.4	1,490.2	1,506.8	1,489.2
15-24	1,503.8	1,406.2	1,408.9	1,469.1	1,561.7	1,636.6
25-34	1,583.0	1,758.6	1,714.4	1,628.9	1,631.3	1,689.5
35-44	1,316.9	1,557.2	1,723.4	1,848.5	1,800.0	1,715.9
45-54	950.1	1,083.0	1,358.2	1,589.2	1,754.1	1,875.2
55-64	885.8	901.4	956.7	1,100.3	1,367.4	1,592.6
65-74	602.6	703.4	799.3	841.0	897.4	1,032.7
75+	390.1	468.9	565.8	695.1	807.5	897.5

ii) Projected Households by Age of Head

Age Group	1986	1991	1996	2001	2006	2011
15-24	168.1	158.4	160.5	168.0	181.6	195.4
25-34	722.6	809.6	796.5	757.7	760.4	788.8
35-44	706.0	839.5	932.4	1,004.4	982.0	938.0
45-54	524.4	600.5	756.2	888.8	984.3	1,055.7
55-64	501.0	510.4	542.2	624.0	776.0	904.5
65-74	373.4	436.3	497.8	524.9	560.7	645.2
75+	226.2	272.3	328.9	404.5	470.4	523.2

iii) Projected Non-Family Households by Age of Head

Age Group	1986	1991	1996	2001	2006	2011
15-24	76.0	77.5	83.5	91.9	103.3	114.7
25-34	175.1	207.2	212.5	212.6	222.1	238.3
35-44	97.5	120.6	139.5	154.7	154.8	151.7
45-54	72.3	84.1	107.7	129.2	144.8	157.4
55-64	114.7	117.7	125.0	143.1	177.7	210.3
65-74	148.0	171.9	197.8	208.8	222.4	254.3
75+	137.9	166.8	202.3	249.7	291.3	324.9

iv) Projected Family Households by Age of Head

Age Group	1986	1991	1996	2001	2006	2011
15-24	92.1	81.0	77.0	76.1	78.3	80.7
25-34	547.5	602.4	584.0	545.1	538.3	550.5
35-44	608.5	718.9	793.0	849.7	827.1	786.2
45-54	452.0	516.4	648.6	759.6	839.5	898.3
55-64	386.3	392.7	417.1	480.9	598.3	694.3
65-74	225.4	264.4	300.0	316.1	338.3	391.0
75+	88.3	105.5	126.6	154.8	179.1	198.3

APPENDIX B

Area: MANITOBA

Projection: #3 (BASE) (all numbers in thousands)

i) Projected Population by Age Group

Age Group	1986	1991	1996	2001	2006	2011
0-4	79.4	84.3	83.3	81.1	80.5	81.9
5-14	156.3	155.8	161.6	165.1	163.4	161.9
15-24	176.9	161.5	159.3	161.0	167.8	172.2
25-34	181.1	186.0	179.4	171.9	171.6	175.4
35-44	139.2	161.4	177.0	185.7	180.7	174.4
45-54	98.5	107.5	132.3	156.7	172.7	182.2
55-64	97.8	92.3	93.7	104.7	129.0	152.4
65-74	79.1	82.0	83.6	82.5	85.0	95.5
75+	54.8	64.3	73.3	82.5	88.0	91.7

ii) Projected Households by Age of Head

Age Group	1986	1991	1996	2001	2006	2011
15-24	26.5	23.8	23.8	24.0	25.2	26.5
25-34	86.9	90.2	87.9	84.6	84.9	87.2
35-44	74.5	87.1	96.1	101.4	99.2	96.1
45-54	54.0	59.3	73.4	87.5	97.0	102.7
55-64	55.4	52.3	53.1	59.4	73.1	86.5
65-74	50.3	52.2	53.3	52.6	54.1	60.6
75+	34.7	40.8	46.6	52.6	56.2	58.7

iii) Projected Non-Family Households by Age of Head

Age Group	1986	1991	1996	2001	2006	2011
15-24	13.0	12.2	12.7	13.2	14.2	15.2
25-34	21.1	23.0	23.1	23.3	24.1	25.5
35-44	10.2	12.4	14.2	15.4	15.5	15.3
45-54	8.0	8.8	11.1	13.4	15.0	16.0
55-64	14.3	13.5	13.8	15.3	18.8	22.6
65-74	21.3	22.1	22.9	22.7	23.3	26.1
75+	21.3	25.3	29.1	33.0	35.5	37.2

iv) Projected Family Households by Age of Head

Age Group	1986	1991	1996	2001	2006	2011
15-24	13.5	11.6	11.2	10.9	11.0	11.3
25-34	65.8	67.3	64.8	61.3	60.8	61.7
35-44	64.3	74.7	81.9	86.0	83.7	80.7
45-54	45.9	50.4	62.4	74.1	82.0	86.7
55-64	41.1	38.8	39.4	44.0	54.3	63.9
65-74	29.0	30.0	30.4	29.9	30.7	34.5
75+	13.4	15.5	17.5	19.6	20.7	21.5

APPENDIX B

Area: SASKATCHEWAN
Projection: 05 (BASE) (all numbers in thousands)

i) Projected Population by Age Group

Age Group	1986	1991	1996	2001	2006	2011
0-4	85.9	81.7	76.8	75.5	76.4	78.7
5-14	159.8	158.9	161.7	158.5	154.0	154.3
15-24	167.5	142.4	146.5	153.5	158.5	157.5
25-34	170.5	161.7	152.3	145.8	149.4	156.4
35-44	118.2	139.8	157.6	163.4	156.1	149.5
45-54	89.0	92.8	113.4	139.6	157.4	163.1
55-64	90.1	84.3	83.2	90.7	111.4	136.1
65-74	75.5	75.7	75.6	74.5	74.9	82.5
75+	53.0	61.9	69.4	75.6	80.3	83.1

ii) Projected Households by Age of Head

Age Group	1986	1991	1996	2001	2006	2011
15-24	28.5	23.2	23.7	25.2	26.6	27.3
25-34	84.5	81.3	77.6	74.9	77.3	81.5
35-44	63.0	75.2	85.5	89.2	85.8	82.6
45-54	48.3	50.7	62.3	77.2	87.5	91.2
55-64	51.5	48.3	47.8	52.1	64.1	78.5
65-74	48.6	48.7	48.5	47.8	47.9	52.6
75+	33.8	39.5	44.3	48.4	51.4	53.2

iii) Projected Non-Family Households by Age of Head

Age Group	1986	1991	1996	2001	2006	2011
15-24	13.8	11.7	12.3	13.4	14.5	15.0
25-34	18.5	18.6	18.5	18.8	20.2	21.9
35-44	7.4	9.2	10.7	11.5	11.3	11.1
45-54	7.0	7.5	9.3	11.7	13.5	14.3
55-64	13.0	12.3	12.2	13.2	16.2	20.1
65-74	20.1	20.4	20.5	20.4	20.5	22.6
75+	19.7	23.2	26.3	28.9	30.8	32.1

iv) Projected Family Households by Age of Head

Age Group	1986	1991	1996	2001	2006	2011
15-24	14.8	11.6	11.4	11.8	12.1	12.2
25-34	66.0	62.7	59.2	56.1	57.2	59.6
35-44	55.6	66.1	74.8	77.7	74.5	71.4
45-54	41.2	43.2	53.0	65.5	74.0	76.9
55-64	38.5	36.0	35.6	38.9	47.8	58.4
65-74	28.5	28.3	28.0	27.4	27.4	30.1
75+	14.1	16.3	18.0	19.5	20.5	21.1

APPENDIX B

Area: ALBERTA

Projection: #3 (BASE) (all numbers in thousands)

i) Projected Population by Age Group

Age Group	1986	1991	1996	2001	2006	2011
0-4	205.1	211.7	215.3	217.8	223.0	231.8
5-14	356.3	378.3	411.7	429.9	436.4	444.2
15-24	407.1	376.3	395.5	423.5	452.2	466.7
25-34	484.8	470.4	463.1	461.9	474.1	495.2
35-44	330.1	407.6	467.4	493.3	486.0	479.8
45-54	215.3	247.8	328.0	410.0	467.0	493.0
55-64	175.9	189.5	211.6	253.9	330.9	407.6
65-74	116.5	136.2	161.7	182.4	202.4	240.6
75+	74.8	93.6	119.6	149.5	179.1	205.4

ii) Projected Households by Age of Head

Age Group	1986	1991	1996	2001	2006	2011
15-24	72.9	65.2	68.8	73.3	79.1	83.2
25-34	243.0	238.4	236.2	236.4	243.6	255.2
35-44	181.5	225.4	259.8	275.5	272.5	269.9
45-54	121.0	140.0	186.2	233.9	267.5	283.5
55-64	101.1	109.2	122.1	146.8	191.7	236.3
65-74	73.0	85.1	100.9	113.8	126.0	149.4
75+	43.7	54.7	70.1	87.7	105.2	120.8

iii) Projected Non-Family Households by Age of Head

Age Group	1986	1991	1996	2001	2006	2011
15-24	37.4	34.5	37.2	40.5	44.4	47.4
25-34	64.7	65.5	67.5	70.3	74.8	80.5
35-44	25.9	33.5	40.1	43.8	44.4	45.1
45-54	18.7	21.9	29.6	38.0	44.0	47.3
55-64	25.2	27.5	31.0	37.1	48.5	60.7
65-74	29.9	35.0	41.9	47.6	53.0	62.6
75+	25.3	32.0	41.2	51.9	62.5	72.1

iv) Projected Family Households by Age of Head

Age Group	1986	1991	1996	2001	2006	2011
15-24	35.5	30.7	31.5	32.8	34.6	35.8
25-34	178.3	172.9	168.7	166.0	168.8	174.7
35-44	155.6	191.8	219.7	231.7	228.1	224.8
45-54	102.3	118.1	156.6	195.9	223.4	236.2
55-64	75.9	81.7	91.2	109.7	143.1	175.6
65-74	43.1	50.1	59.0	66.1	73.0	86.8
75+	18.4	22.8	28.9	35.9	42.7	48.7

APPENDIX B

Area: BRITISH COLUMBIA
Projection: 03 (BASE) (all numbers in thousands)

i) Projected Population by Age Group

Age Group	1986	1991	1996	2001	2006	2011
0-4	204.8	219.2	229.4	231.5	235.0	241.7
5-14	385.8	426.7	459.6	479.9	487.2	488.5
15-24	438.2	432.4	445.6	476.5	505.2	521.7
25-34	506.6	533.2	533.9	527.2	534.5	556.8
35-44	429.2	521.4	566.6	589.7	580.3	565.7
45-54	293.3	351.5	453.0	538.8	584.8	605.6
55-64	276.0	291.2	312.8	368.0	467.1	550.7
65-74	215.5	250.3	274.6	287.4	309.0	360.7
75+	134.0	173.1	214.2	256.7	291.7	319.0

ii) Projected Households by Age of Head

Age Group	1986	1991	1996	2001	2006	2011
15-24	65.2	65.4	66.4	70.8	76.4	80.0
25-34	246.2	260.7	262.1	259.3	263.2	274.5
35-44	237.7	290.7	317.5	332.0	328.1	320.8
45-54	166.4	200.7	260.0	311.1	339.2	352.8
55-64	157.6	166.8	179.9	212.3	270.2	319.0
65-74	133.3	154.7	169.8	177.6	190.6	222.1
75+	80.6	104.2	129.1	154.9	176.1	192.6

iii) Projected Non-Family Households by Age of Head

Age Group	1986	1991	1996	2001	2006	2011
15-24	35.1	36.2	37.9	41.3	45.5	48.3
25-34	73.0	80.0	83.2	85.0	88.9	94.9
35-44	42.8	54.5	62.0	66.9	68.0	68.1
45-54	30.3	37.4	49.5	60.6	67.2	70.9
55-64	42.5	45.5	49.3	58.3	74.5	89.2
65-74	54.3	63.1	69.9	73.4	78.7	91.5
75+	47.4	61.4	76.3	91.7	104.5	114.5

iv) Projected Family Households by Age of Head

Age Group	1986	1991	1996	2001	2006	2011
15-24	30.2	29.1	28.5	29.5	31.0	31.7
25-34	173.2	180.8	178.9	174.3	174.3	179.6
35-44	195.0	236.2	255.5	265.1	260.1	252.7
45-54	136.2	163.3	210.5	250.5	272.0	281.9
55-64	115.1	121.3	130.6	154.0	195.8	229.8
65-74	79.1	91.5	99.9	104.2	111.9	130.6
75+	33.2	42.8	52.8	63.1	71.6	78.1

APPENDIX B

Area: YUKON
Projection: 05 (BASE) (all numbers in thousands)

i) Projected Population by Age Group

Age Group	1986	1991	1996	2001	2006	2011
0-4	2.3	2.4	2.5	2.6	2.7	2.8
5-14	3.6	4.1	4.5	4.7	4.9	5.0
15-24	4.0	3.9	4.4	4.9	5.2	5.3
25-34	5.3	5.5	5.6	5.7	5.9	6.1
35-44	4.0	5.1	6.0	6.6	6.5	6.2
45-54	2.1	2.7	3.8	4.9	5.8	6.3
55-64	1.4	1.6	2.0	2.5	3.4	4.3
65-74	.6	.7	1.1	1.4	1.8	2.2
75+	.3	.3	.5	.8	1.1	1.4

ii) Projected Households by Age of Head

Age Group	1986	1991	1996	2001	2006	2011
15-24	.6	.6	.6	.7	.8	.8
25-34	2.5	2.6	2.7	2.7	2.8	2.9
35-44	2.2	2.9	3.4	3.8	3.7	3.6
45-54	1.2	1.6	2.2	2.9	3.4	3.7
55-64	.9	1.0	1.2	1.6	2.1	2.7
65-74	.4	.5	.8	1.0	1.2	1.5
75+	.2	.2	.3	.5	.7	.8

iii) Projected Non-Family Households by Age of Head

Age Group	1986	1991	1996	2001	2006	2011
15-24	.3	.3	.3	.4	.4	.4
25-34	.7	.7	.7	.8	.8	.9
35-44	.4	.6	.7	.8	.8	.8
45-54	.3	.4	.5	.7	.8	.9
55-64	.3	.3	.4	.6	.8	1.0
65-74	.2	.2	.4	.5	.6	.7
75+	.1	.1	.2	.3	.4	.5

iv) Projected Family Households by Age of Head

Age Group	1986	1991	1996	2001	2006	2011
15-24	.3	.3	.3	.4	.4	.4
25-34	1.9	1.9	1.9	2.0	2.0	2.1
35-44	1.8	2.3	2.7	3.0	3.0	2.8
45-54	1.0	1.2	1.7	2.2	2.6	2.8
55-64	.6	.6	.8	1.0	1.4	1.8
65-74	.2	.3	.4	.5	.6	.8
75+	.1	.1	.1	.2	.2	.3

APPENDIX B

Area: NORTHWEST TERRITORIES
Projection: #3 (BASE) (all numbers in thousands)

i) Projected Population by Age Group

Age Group	1986	1991	1996	2001	2006	2011
0-4	6.4	7.2	7.3	7.4	7.8	8.4
5-14	10.7	10.5	11.5	12.4	13.1	14.0
15-24	10.5	10.1	10.1	10.4	11.3	12.2
25-34	10.4	10.8	10.9	10.6	10.9	11.5
35-44	6.9	8.0	8.7	9.4	9.8	9.9
45-54	3.8	4.2	5.4	6.4	7.3	8.3
55-64	2.1	2.5	3.0	3.7	4.8	5.8
65-74	.9	1.1	1.5	1.8	2.1	2.7
75+	.5	.6	.9	1.4	1.8	2.1

ii) Projected Households by Age of Head

Age Group	1986	1991	1996	2001	2006	2011
15-24	1.2	1.2	1.2	1.2	1.3	1.5
25-34	4.7	4.9	5.0	4.9	5.0	5.3
35-44	3.7	4.3	4.8	5.2	5.4	5.5
45-54	2.1	2.3	3.0	3.6	4.1	4.7
55-64	1.2	1.4	1.7	2.1	2.8	3.4
65-74	.6	.7	.9	1.1	1.3	1.7
75+	.3	.3	.5	.7	.9	1.1

iii) Projected Non-Family Households by Age of Head

Age Group	1986	1991	1996	2001	2006	2011
15-24	.5	.5	.5	.6	.6	.7
25-34	1.2	1.2	1.3	1.3	1.4	1.5
35-44	.6	.7	.8	.9	.9	.9
45-54	.3	.4	.5	.6	.7	.8
55-64	.2	.3	.3	.4	.6	.7
65-74	.1	.2	.2	.3	.3	.4
75+	.1	.1	.2	.3	.3	.4

iv) Projected Family Households by Age of Head

Age Group	1986	1991	1996	2001	2006	2011
15-24	.7	.7	.7	.7	.7	.7
25-34	3.6	3.7	3.7	3.6	3.6	3.8
35-44	3.2	3.7	4.0	4.3	4.5	4.5
45-54	1.8	2.0	2.5	3.0	3.4	3.9
55-64	1.0	1.2	1.4	1.7	2.3	2.7
65-74	.4	.5	.7	.8	.9	1.2
75+	.2	.2	.3	.4	.6	.7